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2001-04-04 14:11:57

Cook County Recorder 23.50

**WARRANTY DEED
(Corporation to Individual)
(Illinois)**

THIS AGREEMENT, made this 28TH day of March, 2001, between Zippershtein Wolf, Inc., an Illinois Corporation, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part and Joseph ~~XX~~ Sicialiano* 2125 W. Melrose, Chicago, Illinois 60616, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



*AND BRIAN MICHEL

2030519
MERCURY TITLE COMPANY, L.L.C. (1)
1073K81

WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 Dollars and 00/100 in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 11 IN BLOCK 2 IN THE SUBDIVISION OF BLOCK 47 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-19-330-013-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year ~~2000~~ ²⁰⁰¹ and subsequent years.

Permanent Real Estate Number(s): 14-19-330-013-0000

Address(es) of Real Estate: 2127 W. Melrose, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents, by its President, and attested by its Secretary, the day and year first above written.

Zipperstein Wolf, Inc.

BY: Stephen Wolf President

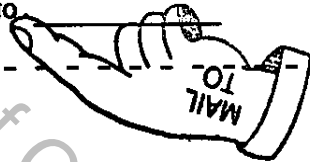
ATTEST: Ruben Zipperstein Secretary

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712

MAIL TO: Brian Grady 360 W. Butterfield Road, #200 Elmhurst, Illinois 60126

SEND SUBSEQUENT BILLS TO: Joseph Sicialiano 2127 W. Melrose Chicago, Illinois 60618

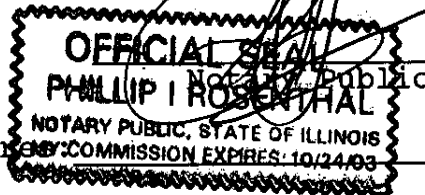
OR RECORDER'S OFFICE BOX NO



STATE OF ILLINOIS) ss. COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Stephen Wolf is personally known to me to be the President of Zipperstein Wolf, Inc. an Illinois corporation, and Ruben Zipperstein is, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8 day of March, 2001.



Commission Expires 10/24/03

City of Chicago Dept. of Revenue 248064 04/04/2001 13:03 Batch 05085 28 \$2,043.75 Transfer Stamp Real Estate

COOK COUNTY REAL ESTATE TRANSACTION TAX APR.-4.01 REVENUE STAMP # 0800049803 FP326670 0013625 TRANSFER TAX REAL ESTATE

STATE OF ILLINOIS DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX APR.-4.01 # 0000024432 FP326660 0027250 TRANSFER TAX REAL ESTATE