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9/13/0021 35 001 Page 1 of 4

2001-12-24 10:08:20

Cook County Recorder 27.50



0011224538

**WARRANTY DEED
THE GRANTOR**

**MILWAUKEE AVENUE LAND DEVELOPMENT
CORPORATION, AN ILLINOIS CORPORATION,
3039 N. MILWAUKEE AVE.
CHICAGO, ILLINOIS**

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 for and in consideration of TEN(\$10.00) DOLLARS, and other valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

**NODARSE FAMILY LLC
an Illinois Limited Liability Corporation,**

IN FEE SIMPLE ABSOLUTE, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL

**Permanent Real Estate Index Number: 13-26-225-054-0000
Address of Real Estate: 2826-28 NORTH MILWAUKEE AVENUE
CHICAGO, ILLINOIS 60618**

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these

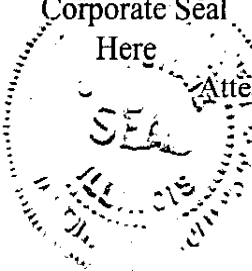
presents by its President, and attested by its Secretary, this
1st day of DECEMBER, 2001.

MILWAUKEE AVENUE LAND DEVELOPMENT CORP.

Impress
Corporate Seal
Here

By [Signature]
President

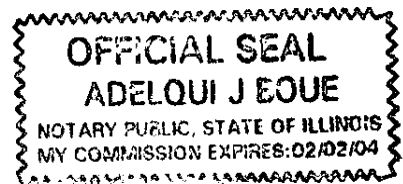
Attest: [Signature]
Secretary




STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ISRAEL NODARSE personally known to me to be the President of the MILWAUKEE AVENUE LAND DEVELOPMENT Corporation, and LAZARO NODARSE 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 15th Day of Dec., 2001.



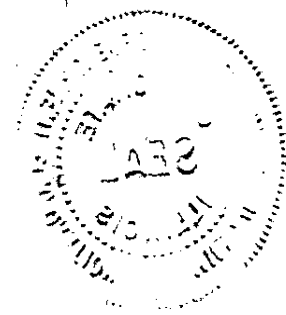
Commission expires: 2/2/04

NOTARY PUBLIC

This instrument was prepared by:

TELLEZ & BOUE, LTD.
Attorneys at Law
4433 W. Touhy, Suite 555
Lincolnwood, Illinois 60712

MAIL TO:
TELLEZ & BOUE LTD.
4433 W. TOUHY, SUITE 555
LINCOLNWOOD, IL 60712

SEND SUBSEQUENT TAX BILLS TO:
NODARSE FAMILY LLC
3039 N. MILWAUKEE AVE.
CHICAGO, IL 60659



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EXHIBIT 'A' Legal Description

THAT PART OF LOTS 12 AND 13 LYING NORTH OF A LINE DRAWN PARALLEL TO MILWAUKEE AVENUE LYING APPROXIMATELY 100 FEET SOUTHWESTERLY OF THE NORTHWEST CORNER OF LOT 12 AND APPROXIMATELY 95.25 FEET SOUTHWESTERLY OF THE SOUTHEAST CORNER OF LOT 13 ALL IN BLOCK 3 IN WILLIAM E. HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION OF BLOCKS 15 AND 16 IN BRAND'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. 2 and Cook County Ord. 98-0-27 par. 2

Date

12/29/01

Sign.

[Signature]
CLERK OF COOK COUNTY Clerk's Office

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Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 12/1/01

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOR'S AGENT THIS 1st DAY OF DECEMBER 2001

NOTARY PUBLIC [Handwritten Signature]



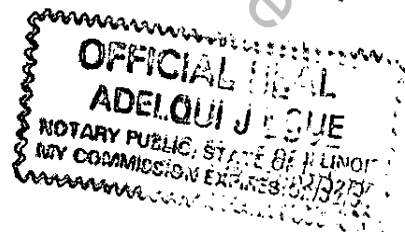
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 12/1/01

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTEE'S AGENT THIS 1st DAY OF DECEMBER 2001

NOTARY PUBLIC [Handwritten Signature]



Notar: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]