2003-04-02 13:00:42

Cook County Recorder

29.00

### **WARRANTY DEED** Statutory (ILLINOIS)

PREPARED BY:

David S. Horwitch, Esq. **ARNSTEIN & LEHR** 120 South Riverside Plaza, Suite 1200 Chicago, Illinois 60606

**AFTER** RECORDING, WAIL TO:

Harold L. Wagman, Esq. 8812 N. Kenneth Skokie, Illinois 60076

108065686/23017930

THE GRANTORS, David M. Nudell, Sharon Nudell and Gregory Ratchman, all of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, and for other good and valuable considerations in hand paid, CONVEY and WARRANT to Z & B Proporties L.L.C., an Illinois limited liability company GRANTEE, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit: described on Exhibit A which is attached hereto and made a part hereof, subject to the permitted exceptions indicated on Exhibit A.

In making this conveyance, the Grantors hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 25th day of February, 2003.

# BOX 333-CTI

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX KAR. 31.03 00500,00 REAL ESTATE TRANSFER TAX FP 102808 DEPARTMENT OF REVENUE

> **COOK COUNTY** REAL ESTATE ESTATE TRANSACTION TAX TRANSFER TAX HAR, 31,03 0025000 FP 102802

David M. Nudell

Sherron Nudell

Gregory Ratchman

CITY OF CHICAGO

WAR.51.03 **\*** 

REALESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0375000

FP 102805

Proberty of Cook County Clerk's Office

STATE OF ILLINOIS

STATE OF ILLINOIS

COUNTY OF COOK

1

COUNTY OF COOK	) SS. )
HEREBY CERTIFY that <b>Davi</b> d is subscribed to the forego acknowledged that he signed,	Notary Public in and for said county, in the State aforesaid, DO description M. Nudell, personally known to me to be the person whose name ing instrument, appeared before me this day in person, and sealed and delivered said instrument as his free and voluntary act, therein set forth, including release and waiver of the right of
homestead.	2556
Given under my hand	and official seal, this day of February, 2003.
"OFFICIAL SEAL	(SEAL)
DAVID M. JANKURA NOTARY PUBLIC, 51/411 OF ILLINOIS MY COMMISSION EXPENS 5/3/2001	Notary Public

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that **Sharon Nuder**, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this rebruary, 2083.

"OFFICIAL SEAL"

DAVID M. JANKURA

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/3/2005

STATE OF ILLINOIS

SS.

COUNTY OF COOK

(SEAL)

Notary Public
My Commission Expires: 05/01/03

SS.

I, the undersigned, a Notary Public in and for said county, in the State aforcisid, DO HEREBY CERTIFY that **Gregory Ratchman**, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this day of Fabruary, 2003

" O F F I C I A L S E A L"

DAVID M. JANKURA

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/3/2005

My Commission Expires: D5/03/06

Property of Cook County Clerk's Office

#### Parcel 1:

Lots 6 and 7 in Subdivision of Lots 9 and 10 in Block 75 in Russell, Mather and Roberts Addition to Chicago in the Northwest 1/4 of Section 9, Township 39 North, Range 14, lying East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 2:

That part of vacated alley by ordinance recorded October 8, 1869, 9.76 feet in width, ying South of the South line of Lots 6 and 7 in Subdivision of Lots 9 and 10 and lying North of the North line of Lot 11, all in Block 75 in Russell, Mather and Roberts Addition to Chicago in the Northwest 1/4 of Section 9, Township 39 North, Range 14. lying East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Nos.

17-09-102-004-0000 17-09-102-005-0000

Commonly known as: 729-731 W. Obio, Chicago, Illinois

#### SUBJECT ONLY TO:

General real estate taxes for the year 2002 and subsequent years; covenants, conditions and restrictions of record; public and utility easements; and the litigation pending in the Circuit Stort's Office Court of Cook County as Case No. 02- M1-403490.

#### NAME & ADDRESS OF TAXPAYER:

Z & B Properties, L.L.C. c/o Harold L. Wagman 8812 N. Kenneth Skokie, Illinois 60076

30444277

Property of Cook County Clerk's Office