



Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 04/25/2003 08:12 AM Pg: 1 of 3

**WARRANTY DEED**  
Statutory (ILLINOIS)  
(Individuals to Corporation)

This Document Prepared By  
LISA MICHELLE KAPLAN  
1926 WEST IRVING PARK ROAD  
CHICAGO ILLINOIS 60613

2046326  
MERCURY TITLE COMPANY, LLC. - N  
3065 KR

COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
MARKHAM OFFICE

THIS INDENTURE, made this 14<sup>th</sup> day of April, 2003 between Mark Fettner, married to Marilyn Fettner, and Morris ■ Kaplan, married to Judith Kaplan, of 2835 North Kimball, Chicago Illinois, parties of the first part, and

**3448 W. Diversey, Inc., and Illinois Corporation**

Party of the second part.

GRANTEE'S ADDRESS:

4905 West Dickens  
Chicago Illinois 60639

**\*\*THIS IS NOT HOMESTEAD PROPERTY FOR THE GRANTORS\*\***

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of TEN & 00/100 Dollars in hand and paid by the party of the second part, the receipt whereof is hereby acknowledged does hereby grant, convey and warrant unto the party of the second part (Grantee), in fee simple, the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

**LOT 25 IN BLOCK 3 IN WILLIAM E. HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION ~~A SUBDIVISION OF~~ BRAND'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number: 13-26-225-049-0000  
Address of Real Estate: 3448 West Diversey Avenue, Chicago Illinois 60647

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, of, in

3PS

# UNOFFICIAL COPY

City of Chicago  
 Dept. of Revenue  
 305342  
 04/17/2003 09:04

Real Estate  
 Transfer Stamp  
 \$1,612.50

Batch 02264 2



**COUNTY TAX**

**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**

APR. 16.03

**REVENUE STAMP**

# 0000100721

<b>REAL ESTATE TRANSFER TAX</b>
0010750
FP326670

**STATE TAX**

**STATE OF ILLINOIS**

APR. 16.03

**REAL ESTATE TRANSFER TAX**  
 DEPARTMENT OF REVENUE

# 0000050325

<b>REAL ESTATE TRANSFER TAX</b>
0021500
FP326669

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises, with the appurtenances, unto the said party of the second part, forever.

This conveyance is made subject to the following: covenants, conditions, and restrictions of record; public utility and easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for the year 2002 (second installment) and subsequent years. Grantors hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS VACANT LAND

NOTE: THIS DOES NOT CONSTITUTE HOMESTEAD PROPERTY

In Witness Whereof, said parties of the first part, have executed this Warranty Deed as of the day and year first above written.

By: Mark Fettner by Lisa Michelle Kaplan in Fact      By: Morris Kaplan by Lisa Michelle Kaplan in Fact

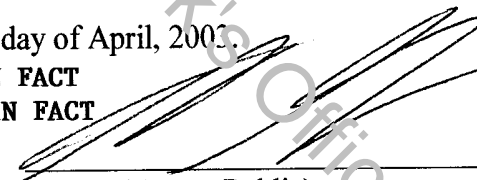
Mark Fettner      Kaplan in Attorney in Fact      Morris Kaplan      Kaplan in Attorney in Fact

STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Mark Fettner**, married to Marilyn Fettner, and **Morris I. Kaplan**, married to Judith Kaplan, 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 acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of April, 2002.

\*BY LISA MICHELLE KAPLAN HIS ATTORNEY IN FACT  
\*\*BY LISA MICHELLE KAPLAN HIS ATTORNEY IN FACT

  
\_\_\_\_\_  
(Notary Public)

PLEASE SEND SUBSEQUENT TAX BILLS:

Victor Androusichin  
4905 West Dickens  
Chicago Illinois 60639

AFTER RECORDING, PLEASE MAIL TO:

Robert Patterson Cross IV, LTD  
Attorney At Law  
2045 West North Avenue  
Chicago Illinois 60647

