

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

STEVEN L. BAERSON, ESQ.
Williams & Baerson, LLC
333 N. Michigan Ave., Suite 728
Chicago, Illinois 60601



Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 05/01/2003 09:15 AM Pg: 1 of 3

WHEN RECORDED, MAIL TO:

STEVEN L. BAERSON, ESQ.
Williams & Baerson, LLC
333 N. Michigan Ave., Suite 728
Chicago, Illinois 60601

SEND TAX NOTICES TO:

Mr. and Mrs. Mark J. Sipich
P.O. Box 09180
Chicago, Illinois 60609



SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

WARRANTY DEED

THE GRANTORS, MARK J. SIPICH and KELLIE A. SIPICH, as Co-Trustees of the Mark J. Sipich Revocable Trust u/t/a dtd 4/27/99, of County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT unto GRANTEE, 31st Street Properties, LLC, an Illinois limited liability company organized under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of County of Cook and State of Illinois, all interest in the following described real estate in the COUNTY OF COOK and STATE OF ILLINOIS, to-wit:

LOTS 9 AND 10 IN LEHMER'S SUBDIVISION OF BLOCK 9 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Numbers: 17-31-212-010 and 17-31-212-011

Address of Real Estate: 3219-21 S. Archer
Chicago, IL 60608

Exempt under real estate transfer tax law 35- ILCS200/31-44 sub para. (e) and Cook County Ord. 93-0-27 Para (e).

Steven L. Baerson 3/1/03
Agent Date:

SUBJECT TO (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; (e) public roads and highways, if any; and (f) party wall rights and agreements, if any.

DATED: as of the 1st day of March, 2003.

Mark J. Sipich
Mark J. Sipich, Co-Trustee
Kellie A. Sipich
Kellie A. Sipich, Co-Trustee

Handwritten initials and notes

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WARRANTY DEED

Continued

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Steven L. Baerson, a Notary Public in and for Cook County, Illinois, do hereby certify that Mark J. Sipich and Kellie A. Sipich, 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 the said instrument as their free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and official seal, as of the 1st day of March, 2003.



Notary Public

Commission expires _____



This instrument was prepared by STEVEN L. BAERSON, ESQ., Williams & Baerson, LLC, 333 North Michigan Avenue, Suite 728, Chicago, Illinois 60601.

Property
Cook County Clerk's Office

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STATEMENT OF 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.

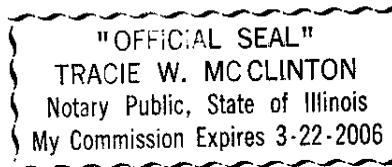
Dated: March 1, 2003

Signature: *Steven L. Baerson*
Grantor/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 1st day of March, 2003.

Notary Public: *Tracie W. McClinton*



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.

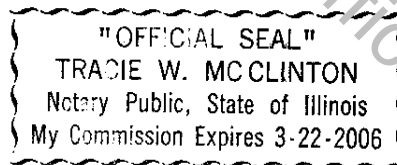
Dated: March 1, 2003

Signature: *Steven L. Baerson*
Grantee Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 1st day of March, 2003.

Notary Public: *Tracie W. McClinton*



NOTE: 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.