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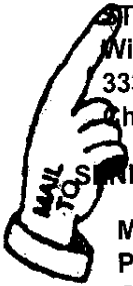
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 05/01/2003 09:18 AM Pg: 1 of 3

RECORDATION REQUESTED BY:

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

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 GRANTOR, MARK SIPICH, 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, CONVEYS AND WARRANTS 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:

LOT 7 IN RESUBDIVISION OF LOTS 11 TO 20 INCLUSIVE IN BLOCK 10 IN SHERMAN AND OTHERS SUBDIVISION IN THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Numbers: 17-28-435-030

Address of Real Estate: 250 W. 31st Street
Chicago, IL 60616

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 Sipich
Mark Sipich

Handwritten notes: 3/1/03, P.P., M.Y., CP

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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 Sipich, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, 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.

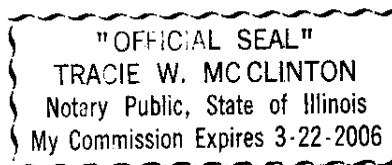
Dated: March 1, 2003

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.

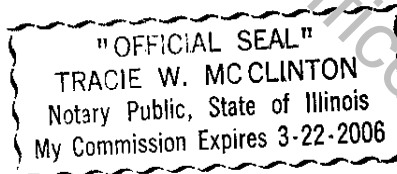
Dated: March 1, 2003

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.