

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

INDIVIDUAL TO CORPORATION

① 830788805 / CTI



0316450237

Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 06/13/2003 11:36 AM Pg: 1 of 4

THE GRANTOR: Luis Flocco and Deborah M. Hess-Flocco, his wife, not as tenants in common but as joint tenants with rights of survivorship, of the city of Chicago, County Cook, State of Illinois for and in consideration of Ten Dollars and 00/100s DOLLARS in hand paid, CONVEY(s) and WARRANT(s) to:

1928 N. Kedzie, Inc., an Illinois Corporation, a corporation created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address, 2800 W. Peterson, Chicago, Illinois 60659, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

"SEE LEGAL DESCRIPTION ON REVERSE SIDE"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the state of Illinois.

Address(es) of Real Estate: 1926-28 N. Kedzie, Chicago, Illinois 60647
Permanent Real Estate Index Number: 13-35-405-047 & 13-35-405-048

DATED this 30 Day of April, 2003

Please print or type Names(s) below signature(s).

[Signature] (SEAL)
Luis Flocco

[Signature] (SEAL)
Deborah M. Hess-Flocco

State of Illinois)
) SS
County of Cook)

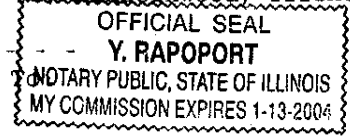
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Luis Flocco and Deborah M. Hess-Flocco, his wife, are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead. Given under my hand and official seal, this 30 Day of April, 2003.

Commission Expires 01/13/04 [Signature]
Notary Public

This instrument was prepared by Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712, 847-877-5100

Mail To:
Phillip I. Rosenthal
3700 W. Devon, Suite E
Lincolnwood, Illinois 60712

Send Subsequent Tax Bills
1928 N. Kedzie, Inc.
2800 W. Peterson
Chicago, Illinois 60659



"THE SIGNATURES OF THE PARTIES EXECUTING THIS DOCUMENT ARE COPIES AND ARE NOT ORIGINAL SIGNATURES."

4 Pgs

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LEGAL DESCRIPTION

LOTS 43 AND 44 AND THE SOUTH 21 1/2 FEET OF LOT 45 IN BLOCK 1 IN WINKLEMAN'S RESUBDIVISION OF BLOCKS 1 AND 12 OF E. SIMMONS ORIGINAL SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED, DECEMBER 14, 1885 AS DOCUMENT 3676519, IN BOOK 21 OF PLATS, PAGE 20, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-35-405-047 & 13-35-405-048

Exempt under provisions of Paragraph 5, Section 4,
Real Estate Transfer Tax Act.

5/16/03

Date

[Signature]
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

PLEASE RECORD DOCUMENT

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL.

BY: *C. Rodriguez*

I, THE UNDERSIGNED, A NOTARY IN AND FOR THE COUNTY OF COOK, STATE OF ILLINOIS, DO HEREBY CERTIFY THAT 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 THE SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT, FOR THE USED AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 11th DAY OF June, 2003

"OFFICIAL SEAL"
KERRY E. LUBY
Notary Public, State of Illinois
My Commission Expires 08/03/2003

Kerry E. Luby
NOTARY PUBLIC

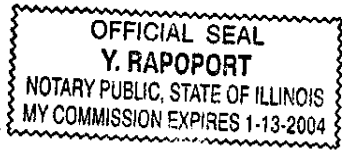
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STATEMENT BY GRANTOR AND GRANTEE

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 May 12, 2003 Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____ this 12 day of May, 2003
2003.

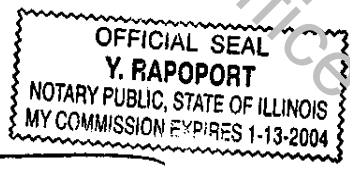


Notary Public Y. Rapoport

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 May 12, 2003 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 12 day of May, 2003.



Notary Public Y. Rapoport

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 Class A misdemeanor for subsequent offenses.

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