

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0333839068
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/04/2003 12:14 PM Pg: 1 of 4

MAIL TO:

Barry E. Morgen
MORGEN & PERL
7101 North Cicero
Lincolnwood, Illinois 60712

NAME & ADDRESS OF TAXPAYER:

Daniel Cardos
6431 North Damen
Chicago, Illinois 60645

THE GRANTOR(S), *North Central L.L.C.*, an Illinois Limited Liability Company, of the City of Chicago, Cook County, Illinois, for and in consideration of Ten and NO/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEY(S) AND WARRANT(S) to *North Austin Development Group, L.L.C.*, an Illinois Limited Liability Company, of the City of Chicago, Cook County, Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Legal Description

SUBJECT TO: Terms, covenants, conditions and restrictions of record; building setback lines; public and utility easements; acts done by or suffered through the Grantees, existing leases and tenancies, existing mortgage to 1st Equity Bank, and subject to general real estate taxes for 2002 and for subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.

Permanent Index Number(s): 13-33-319-027, 13-33-319-028, 13-33-319-029,
13-33-319-032, and 13-33-319-033

Property Address: 5534-38 W. North Ave./1608-10 N. Luna, 5544-48 W. North Ave., and 5552-58 W. North Ave./1605-11 N. Central, Chicago, Cook County, Illinois

Dated this 26 day of September, 2003

North Central, L.L.C.

By:
Isaac J. Weiss

This Document Prepared by:

mail to

Barry E. Morgen, Esq.
Morgen & Perl, Attorneys and Counselors
7101 North Cicero Avenue
Suite 100
Lincolnwood, Illinois 60712

BOX 333-CT1

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Property of Cook County Clerk's Office

103-126-1000

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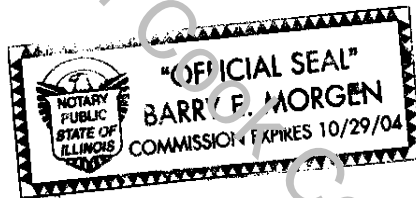
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Isaac J. Weiss, manager of the North Central, L.L.C., 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 the free and voluntary act of said L.L.C., for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26 day of September, 2003.

Barry E. Morgen

NOTARY PUBLIC



City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
321545 \$12,837.50
10/22/2003 09:57 Batch 02274 2

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

10/29/03
Date

Isaac J. Weiss
Buyer, Seller or Representative

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 21, 22, 23 AND 24 IN BLOCK 11 IN MILL'S AND SON'S NORTH AVENUE AND CENTRAL AVENUE SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 19 AND 20 IN BLOCK 11 IN MILL'S AND SON'S NORTH AVENUE AND CENTRAL AVENUE SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 15 AND 16 IN BLOCK 11 IN MILL'S AND SON'S NORTH AVENUE AND CENTRAL AVENUE SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 5550-58½, 5544-46 AND 5534-38 WEST NORTH AVENUE, CHICAGO, ILLINOIS 60639

PIN: 13-33-319-027-0000
13-33-319-028-0000
13-33-319-029-0000
13-33-319-032-0000
13-33-319-033-0000

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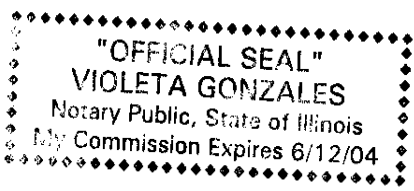
STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated Oct. 31 2003 Signature: Richard E. Freedman
Grantor or Agent

Subscribed and sworn to before me by the
said Richard E. Freedman
this ___ day of _____
2003.

[Signature]
Notary Public

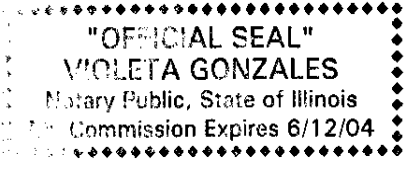


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Oct. 31 2003 Signature: Richard E. Freedman
Grantee or Agent

Subscribed and sworn to before me by the
said Richard E. Freedman
this ___ day of _____
2003.

[Signature]
Notary Public



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.

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