

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (ILLINOIS)



Doc#: 0333902147  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/05/2003 11:07 AM Pg: 1 of 3

10F3

GRANTOR(S),  
2324 N. WAYNE I, L.L.C.  
a limited liability company created and existing  
under and by virtue of the laws of  
State of Illinois, and duly authorized  
to transact business in the State of Illinois  
for and in consideration of Ten Dollars  
(\$10.00) and other good and valuable  
consideration in hand paid, CONVEY(S)  
and WARRANT(S) to the grantee(s),  
ANDREW HERSHOFF  
2324 Wayne  
Chicago, Il 60614

CIECH

CTIC

(The Above Space For Recorder's Use)

in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:  
See Legal Description attached hereto

Dated this 30 day of October, 2003

23171562

2324 N. Wayne I, LLC.

By: Tim Levaughn  
Tim Levaughn, managing member

By: \_\_\_\_\_

Jag  
R

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

8153993

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO  
HEREBY CERTIFY that Tim Levaughn, managing member 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,  
pursuant to the authority given by the members of said company, as the free and voluntary act of the  
company, for the uses and purposes therein set forth.

LND

Given under my hand and notary seal, this 30 day of Oct, 2003.

ABSTRACT

David Chaiken  
NOTARY PUBLIC  
NOTARY PUBLIC  
DAVID CHAIKEN  
Notary Public, State of Illinois  
My Commission Expires 07/29/05

This Document prepared by: David Chaiken, 111 W. Washington, #823, Chicago, Il 60602

NO

BOX 333-CTI

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## Legal Description

LOT 41 IN BLOCK 4 IN GEORGE WARD'S SUBDIVISION OF BLOCK 12 OF SHEFFIELD'S ADDITION TO CHICAGO A SUBDIVISION OF SECTION 29, 31, 32 AND 33, SECTION 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 14-32-104-028-0000

ADDRESS OF PROPERTY: 2324 N. Wayne, Chicago, Il 60614

This deed is subject to:

1. Real estate taxes not yet due and payable at the time of closing;
2. Public and utility easements, if any, whether recorded or unrecorded;
3. Covenants, conditions, restrictions, easements, permits and agreements of record;
4. Applicable zoning and building laws, building and building line restrictions, and ordinances;
5. liens and other matters of title over which the title insurer is willing to insure without cost to Purchaser;
6. unconfirmed special taxes and assessments;

Mail to: David Chaiken  
111 W. Washington, #823  
Chicago, Il 60602

Sent Subsequent Tax Bills to: Andrew Hershoff  
2324 N. Wayne  
Chicago, Il 60614

*This transaction is exempt from  
State of Illinois Transfer Stamp  
Act Section 6 of Illinois Transfer  
Tax Act*

*Dated: 10/30/03 [Signature]  
abbey*

*This transaction is exempt from  
City of Chicago Transfer Stamp  
Act Section 6 of the City Transfer  
Tax Act*

*Dated 10/30/03 [Signature]  
abbey*

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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: Nov 4, 2003

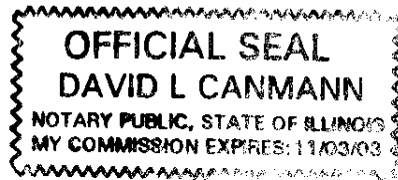
[Signature]  
Grantor



SUBSCRIBED and SWORN to before me by the said David Chutkan this 4 day of

November, 2003

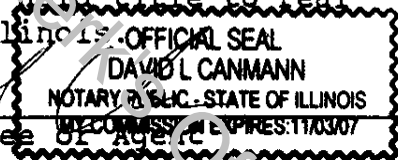
[Signature]  
NOTARY PUBLIC



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: Nov 4, 2003

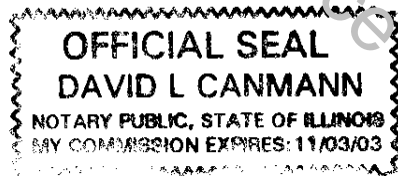
[Signature]  
Grantee



SUBSCRIBED and SWORN to before me by the said David Chutkan this 4 day of

November, 2003

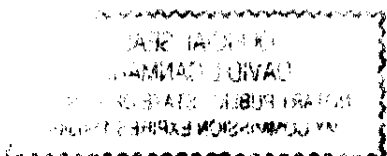
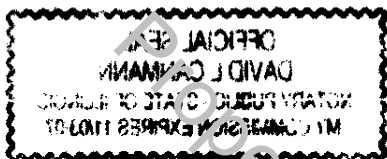
[Signature]  
NOTARY PUBLIC



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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