

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**

GIT
4329719 a 2/4



Doc#: 0400547282
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/05/2004 01:22 PM Pg: 1 of 3

THE GRANTOR, K, L.L.C., an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by said limited liability company, **CONVEY(S) and WARRANT(S)** to Anthony Krueger and Kathleen Krist-Krueger, 2932 North Wood, #B, Chicago, Illinois 60657, of the County of Cook, not in Tenancy in Common or Joint Tenancy, but in Tenancy by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

To have and to hold said premises forever, as Tenants by the Entirety.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) applicable zoning and building laws and building line restrictions, and ordinances; (3) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (4) streets and highways, if any; (5) utility easements, if any, whether recorded or unrecorded; and (6) covenants, conditions, restrictions, easements, permits and agreements of record, including without limitation, those set forth on any recorded plat of subdivision, plats of re-subdivision, plats of addition or inclusion and any documents, restrictions or instruments modifying or amending the foregoing.

Permanent Real Estate Index Number(s): 14-30-404-070-0000

Address(es) of Real Estate: 2647 North Paulina, Chicago, Illinois 60614

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager this 17th day of December, 2003

K, L.L.C., an Illinois limited liability company

By

Bruce A. Fogelson, President of Bafcor, Inc., its Manager

CITY OF CHICAGO	
CITY TAX REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	DEC. 31. 03
	# 0000007518
	REAL ESTATE TRANSFER TAX
	106 12.50
	FP 103018

STATE OF ILLINOIS	
STATE TAX REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	DEC. 31. 03
	# 0000014969
	REAL ESTATE TRANSFER TAX
	014 15.00
	FP 103014

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STATE OF ILLINOIS, COUNTY OF ~~COOK~~ ss.

Me Henry

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Bruce A. Fogelson, personally known to me to be the President of Bafcor, Inc., Manager of K, L.L.C., an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such President, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of December 2003



Christine Leracz (Notary Public)

Prepared By:

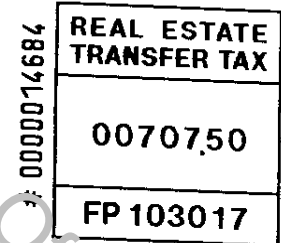
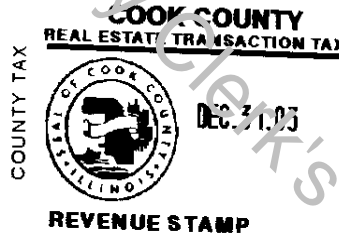
Robert M. Wigoda
Wigoda & Wigoda
444 North Michigan
Chicago, Illinois 60611

Mail To:

Morton J. Rubin
Law Office of Morton J. Rubin
3100 Dundee Road
Suite 502
Northbrook, Illinois 60062

Name & Address of Taxpayer:

Anthony Krueger and Kathleen Krist-Krueger
2647 North Paulina
Chicago, Illinois 60614



0000014684

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ORDER NO.: 1301 - 004329719
ESCROW NO.: 1301 - 004329719

1

STREET ADDRESS: 2647 NORTH PAULINA
CITY: CHICAGO ZIP CODE: 60614
TAX NUMBER: 14-30-404-070-0000

COUNTY: COOK

Property of Cook County Clerk's Office
Exhibit "A"

LEGAL DESCRIPTION:

THE NORTH 30.00 FEET OF THE SOUTH 324.00 FEET OF LOT 1 IN NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.