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WARRANTY DEED

ILLINOIS STATUTORY

General



Doc#: 0403001118
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 01/30/2004 09:29 AM Pg: 1 of 3

Mail to:
ABS Investments, LLC
P.O Box 6145
Vernon Hills, IL 60061

Name & Address of Tax Payer:
ABS Investments, LLC
P.O Box 6145
Vernon Hills, IL 60061

RECORDER'S STAMP

1244 RTC 26733
THE GRANTOR, **CNC INVESTMENTS, L.L.C.**, an Illinois Limited Liability Company, for and in consideration of Ten (\$10.00) and No/100 Dollars and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to **ABS INVESTMENTS, L.L.C.**, an Illinois Limited Liability Company, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Legal Description

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.

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with Purchaser's use and enjoyment of the property.

PROPERTY ADDRESS: 5248-60 W Crystal
12350 N Lockwood Avenue, Chicago, IL 60651
P.I.N.: 16-04-128-008

Dated this 23 day of January, 2004

CNC INVESTMENTS, L.L.C., an Illinois Limited Liability Company

By: Adrian G. Cho
ADRIAN G. CHO, Member of CNC INVESTMENTS, L.L.C.

By: Santino Caringella
SANTINO CARINGELLA, Member of CNC INVESTMENTS, L.L.C.

3K2

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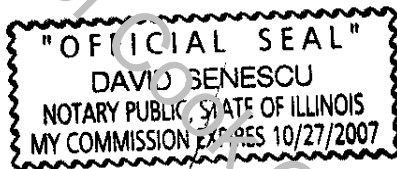
STATE OF ILLINOIS)
) ss.
COUNTY OF ~~COOK~~ LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Adrian G. Cho and Santino Caringella are personally known to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the use and purposes therein set forth.

Given under my hand and notarial seal,
this 21st day of January, 2004.



Notary Public



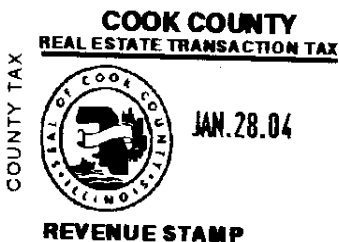
PREPARED BY:
Jonathan Y. Kim, Esq.
5015 W. Lawrence Ave., #103
Chicago, IL 60630

City of Chicago
Dept. of Revenue
329394
01/23/2004 10:04 Batch 02229 7
Real Estate
Transfer Stamp
\$3,562.50



REAL ESTATE TRANSFER TAX
00475.00
FP 103020

POSTAGE METER SYSTEMS



REAL ESTATE TRANSFER TAX
00237.50
FP 103019

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JONATHAN KIM As An Agent For
Fidelity National Title Insurance Company
1941 Rohlwing Road Rolling Meadows, IL 60008

ALTA Commitment Schedule A1

File No.: RTC26733

Property Address:

5248-60 W Crystal
~~1235 N. LOCKWOOD AVENUE,~~
CHICAGO IL 60651

Legal Description:

LOT 13 IN BLOCK 3 IN AUSTIN PARK SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 16-04-128-008