

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

STEVEN L. BAERSON, ESQ.
Williams & Baerson, LLC
333 N. Michigan Ave., Suite 728
Chicago, Illinois 60601

WHEN RECORDED, MAIL TO:

STEVEN L. BAERSON, ESQ.
Williams & Baerson, LLC
333 N. Michigan Ave., Suite 728
Chicago, Illinois 60601

SEND TAX NOTICES TO:

Mr. & Mrs. William Joyce
30 Equestrian Way
Lemont, Illinois 60439



Doc#: 0403716073
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 02/06/2004 09:49 AM Pg: 1 of 3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

WARRANTY DEED

THE GRANTORS, WILLIAM JOYCE and JANET R. JOYCE, his wife, of County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT unto GRANTEE, MO JO REAL ESTATE, LLC, an Illinois limited liability company organized under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of County of Cook and State of Illinois, all interest in the following described real estate in the COUNTY OF COOK and STATE OF ILLINOIS, to-wit:


LOT 1 OF JENNI'S RESUBDIVISION OF PART OF LOT "B" IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Numbers: 19-03-201-048-0000

Address of Real Estate: 4047 W. 40th Street
Chicago, IL 60632

Exempt under real estate transfer tax law 35- ILCS200/31-45 sub para. (e) and Cook County Ord. 93-0-27 Para (e).


Agent _____ Date: _____

SUBJECT TO (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; (e) public roads and highways, if any; and (f) party wall rights and agreements, if any.

DATED: as of the 28 day of November, 2003.


William Joyce


Janet R. Joyce

SY
P3
SN
MY
K5

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WARRANTY DEED

Continued

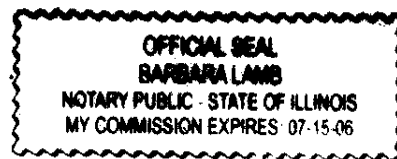
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, a Notary Public in and for Cook County, Illinois, do hereby certify that WILLIAM JOYCE and JANET R. JOYCE, 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 as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, as of the 28 day of November, 2003.

Barbara Lamb
Notary Public

Commission expires 7/15/14



This instrument was prepared by STEVEN L. BAERSON, ESQ., Williams & Baerson, LLC, 333 North Michigan Avenue, Suite 728, Chicago, Illinois 60601.

Property of Cook County Clerk's Office

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STATEMENT OF 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.

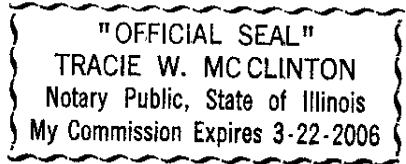
Dated: November 28, 2003

Signature: *Steven L. Baerson*
Grantor/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 28th day of November, 2003.

Notary Public: *Tracie W. McClinton*



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.

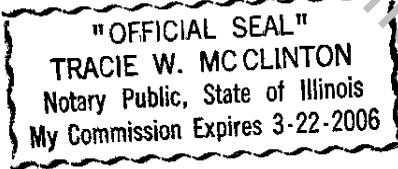
Dated: November 28, 2003

Signature: *Steven L. Baerson*
Grantee Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 28th day of November, 2003.

Notary Public: *Tracie W. McClinton*



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.