



Doc#: 0404242199
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 02/11/2004 11:21 AM Pg: 1 of 2

8188375 Mended CTC 10/1 no abs

WARRANTY DEED

THE GRANTOR, **2225 Magnolia Development Company, L.L.C.**, an Illinois limited liability company, of the County of DuPage and State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEES, **Michael Cassidy and Michelle Cassidy, husband and wife, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety**, of 301 East North Water Street, Chicago, Illinois 60611, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 35 in Block 8 in George Ward's Subdivision of Block 12 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Subject to real estate taxes not delinquent, including taxes which may accrue by reason of new or additional improvements during the current year or prior years; applicable zoning, use and building laws and ordinances; private, public and utility easements and roads and highways, if any; covenants, conditions, restrictions and building lines of record; the plat of subdivision for the property on which the property is located; encroachments of the property over adjoining properties, building lines or easements, which do not materially interfere with grantees' intended use and enjoyment of the property; liens and other matters of title over which the title company is willing to insure without cost to grantees; and acts done or things suffered by grantees.

PIN: 14-32-113-014

Common Address: 2225 North Magnolia, Chicago, Illinois 60614

DATED this 22 day of December, 2003

2225 Magnolia Development Company, L.L.C.
an Illinois limited liability company

By: _____
George Adamczyk, Manager

Box 333-CT1

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
 COUNTY OF DUPAGE)

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George Adamczyk, as Manager of 2225 Magnolia Development Company, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as Manager of the Company, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 22 day of December, 2003.

SEAL



[Handwritten Signature]

 Notary Public

This document was prepared by:

Mark S. Litner, Esq.
 Much Shelist Freed et al.
 191 North Wacker Drive, Suite 1800
 Chicago, Illinois 60606

Mail recorded document to:

Joseph G. Haffner, Esq.
 662 Waukegan Road
 Glenview, Illinois 60025

City of Chicago
 Dept. of Revenue
329569
 01/29/2004 10:05 Batch 0176244

Real Estate
 Transfer Stamp
\$16,417.50



Send subsequent tax bills to:

Michael and Michelle Cassidy
 2225 North Magnolia
 Chicago, Illinois 60614

STATE OF ILLINOIS
 STATE TAX
 FEB. 9.04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000064789

REAL ESTATE TRANSFER TAX
0218900
FP 102808

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 FEB. -9.04
 REVENUE STAMP

0000064953

REAL ESTATE TRANSFER TAX
0109450
FP 102802