

UNOFFICIAL COPY

103

WARRANTY DEED (Limited Liability Company to Individual) STATUTORY



Doc#: 0407833044
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 03/18/2004 07:55 AM Pg: 1 of 2

THE GRANTOR, NORTH BRANCH HOMES DEVELOPMENT, L.L.C., an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to ROYA BEHNIA, 3800 North Lake Shore Drive, #10D, Chicago, IL 60613, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

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 as husband and wife, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

SUBJECT TO, IF ANY: See Rider attached hereto and made a part hereof by reference.

Permanent Real Estate Index Number: 13-13-410-006-0000 and 13-13-410-007-0000

Address of Real Estate: 4144 North Rockwell, Chicago, IL 60618

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Its Manager this 8th day of March, 2004.

NORTH BRANCH HOMES DEVELOPMENT, L.L.C.,
an Illinois Limited Liability Company,

BY: [Signature] (SEAL)
RICHARD J. WINEBERG, Its Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD J. WINEBERG, as Manager of NORTH BRANCH HOMES DEVELOPMENT, 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, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 8th day of MARCH, 2004.



[Signature]
NOTARY PUBLIC

This Instrument was prepared by: GERARD D. HADERLEIN, 3413 North Paulina, Chicago, IL 60657.

MAIL TO:
LLOYD GROSSI
2536 N. LINCOLN
CHICAGO, IL 60614

SEND SUBSEQUENT TAX BILLS TO:
ROYA BEHNIA
4144 N. ROCKWELL
CHICAGO, IL 60618

ROY 432-CTA

675 2710 59 018
Cub
Cub

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B

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RIDER

THE SOUTH 23.49 FEET OF LOT 6 AND THE NORTH 5.34 FEET OF LOT 7 INCLUSIVE IN BLOCK 3 IN PAUL O. STENSLAND'S SECOND SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THOSE PORTIONS OF LOTS 8 TO 14 INCLUSIVE AS CONVEYED TO THE SANITARY DISTRICT OF CHICAGO BY DEED RECORDED AUGUST 27, 1903 AS DOCUMENT NUMBER 3434663.

COMMONLY KNOWN AS 4144 NORTH ROCKWELL, CHICAGO, IL 60618

P.I.N. #13-13-410-006-0000 AND 13-13-410-007-0000

Subject only to: (1) current general real estate taxes not yet due and payable; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any; (4) applicable City of Chicago zoning and building laws or ordinances; (5) acts done or suffered by Buyer; (6) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (7) existing licenses and agreements affecting the Premises; (8) utility easements, if any, whether recorded or unrecorded.

STATE OF ILLINOIS
 STATE TAX
 MAR. 16.04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 01200.00
 FP 102808

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 MAR. 16.04
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
 00600.00
 FP 102802

City of Chicago
 Dept. of Revenue
 332707
 03/09/2004 09:29

Real Estate
 Transfer Stamp
 \$9,000.00
 Batch 06216 35