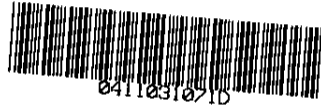


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Doc#: 0411031071
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 04/19/2004 03:21 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR, **Donald F. Schroud**, divorced and not remarried, County of Cook and State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, CONVEYS and WARRANTS to GRANTEE, **Sarah A. Schroud**, of 1030 North State Street, Unit #47E, Chicago, Illinois 60610, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 45 IN BLOCK 15 IN E.F. KENNEDY'S RESUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to real estate taxes not yet due and payable; covenants, conditions, easements and restrictions of record.

PIN: 13-28-430-035-0000

Address of Real Estate: 4904-4908 W. Fullerton, Chicago, Illinois

Exempt under provisions of Par. E, Sec. 200/31-45, Real Estate Transfer Tax Act.

4/8/04
Date Maureen B. Robinson
Agent for Grantor and Grantee

DATED this 8th day of April, 2004

Donald F. Schroud
Donald F. Schroud

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 Donald F. Schroud, divorced and not remarried, 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 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 8th day of April, 2004.



Maureen B. Robinson
Notary Public

UNOFFICIAL COPY

This instrument was prepared by,
and after recording, mail to:

Send subsequent tax bills to:

Michael B. Sadoff, Esq.
Much Shelist
191 North Wacker, Suite 1800
Chicago, Illinois 60606

Sarah A. Schroud
1030 North State Street, Unit #47E
Chicago, Illinois 60610

Property of Cook County Clerk's Office

UNOFFICIAL COPY

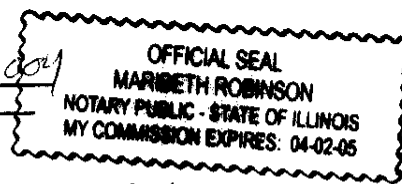
STATEMENT BY GRANTOR AND GRANTEE

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 April 8, 2004

Signature: Donald F. Schraud
Grantor or Agent

Subscribed and sworn to before me by the said Donald F. Schraud this 8th day of April, 2004
Notary Public Maribeth Robinson

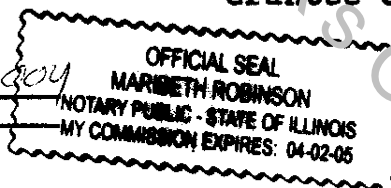


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 8, 2004

Signature: Sarah A. Schraud 4/8/04
Grantee or Agent

Subscribed and sworn to before me by the said Sarah A. Schraud this 8th day of April, 2004
Notary Public Maribeth Robinson



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.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS