

UNOFFICIAL COPY

WARRANTY DEED (Illinois)



Doc#: 0418031124
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 08/08/2004 03:27 PM Pg: 1 of 4

THIS DEED is made this 18th day of December, 2003 by George Usleber and Meridith Paidar-Usleber, his wife (hereafter "Grantor"), whose address is 2338 North Geneva Terrace, Chicago, Illinois 60614, for and in consideration of TEN & 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Park Place Properties I, LLC, a limited liability company created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address 2728 North Elston, Chicago, Illinois 60647, the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; EXISTING LEASES AND TENANCIES; AND GENERAL REAL ESTATE TAXES FOR THE YEAR 2002 AND SUBSEQUENT YEARS.

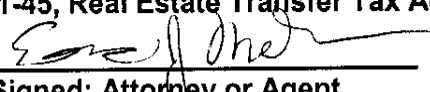
Permanent Real Estate Index Number: 14-30-114-013

Address of Real Estate: 2235 W. Wellington, Chicago, Illinois 60618

The Grantor hereby waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

Exempt under ¶ E, §31-45, Real Estate Transfer Tax Act

Dated: 12/18/03


Signed: Attorney or Agent

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IN WITNESS WHEREOF, the Grantor as aforesaid, hereunto set his hand and seal the day and year first above written.

By: George Usleber
George Usleber

By: Meridith Paidar-Usleber
Meridith Paidar-Usleber

STATE OF ILLINOIS, COUNTY OF Cook SS.

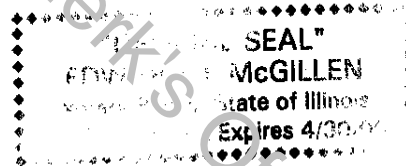
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that George Usleber and Meridith Paidar-Usleber, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they 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, this 18th day of December, 2003.

Edward J. McGillen
Notary Public

Prepared By:

Edward J. McGillen
Fuchs & Roselli, Ltd.
440 W. Randolph St., # 500
Chicago, Illinois 60606



Mail To:

Edward J. McGillen
Fuchs & Roselli, Ltd.
440 W. Randolph St., # 500
Chicago, Illinois 60606

Name & Address of

Taxpayer:

Park Place Properties I, LLC
2728 North Elston
Chicago, Illinois 60647

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EXHIBIT A

Legal Description

LOT 19 (EXCEPT THE EAST 7 1/2 FEET THEREOF) AND THE EAST HALF OF LOT 20 IN BLOCK 5 IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-30-114-013

ADDRESS: 2235 W. WELLINGTON, CHICAGO, ILLINOIS 60618

Property of Cook County Clerk's Office

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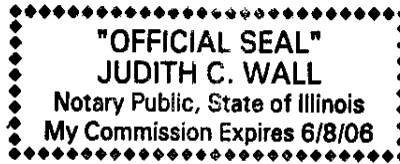
STATEMENT BY GRANTOR AND GRANTEE

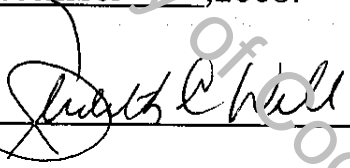
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: December 18, 2003

Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said agent this 18th day of December, 2003.



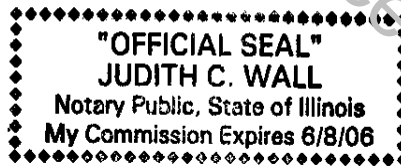
Notary Public 

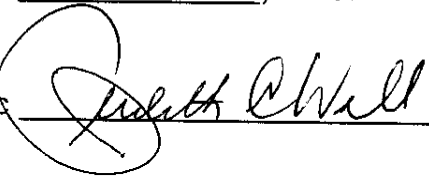
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated: December 18, 2003

Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said agent this 18th day of December, 2003.



Notary Public 

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 PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)