MTCZOSZIZIKA BRICIAL COPY

WARRANTY DEED

(Corporation to Individual)

(Illinois)

THIS AGREEMENT, made this day of July, 2004, between The Institute, Hunter Inc., Illinois Corporation, corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part and James R. Martin, 11151-53 S. Vincennes, Chicago, Illir is 60628, party of the second part the following described Real Estate situated in the County of Cock in the State of Illinois, to wic.



Doc#: 0420241085 Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 07/20/2004 11:04 AM Pg: 1 of 2

WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 Dollars and 00/100 in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISS, TaleASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate; situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 23 AND LOT 24 (EXCEPT THE NORTH 12 FEET THEREOF) IN BLOCK 56 IN SUBDIVISION BY THE BLUE ISLAND LAND AND BUILDING'S COMPANY KNOWN AS WASHINGTON HEIGHTS IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, INJINOIS.

P.I.N.: 25-19-205-033-0000

Together with all and singular the hereditaments and apportenances thereunto belonging, or in anywise appertaining, and the reversion and reversion, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or July be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2003 and subsequent years.

Permanent Real Estate Number(s): 25-19-205-033-0000

Address(es) of Real Estate: 11151-53 S. Vincennes, Chicago, Illinois 60643

0420241085D Page: 2 of 2

UNOFFICIAL COPY

The Hunter matidate and severally acknowledged that as such president and severally acknowledged that as such president and caused the said instrument, appeared before me this day in person, and severally acknowledged that as such president and corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and dept of said corporation. SIME OF ILLINOIS SEND SUBSEQUENT BILLS TO: SEND SUBSEQUENT BILLS TO: James R. Martin JIIIS1-53 S. Vincennes Chicago, Illinois 50643 Office of Chicago Dept. of Revenue State aforesaid, DO HEREBY CERTIFY that Gerald Linkin is personally known to me to be the President of The Honter Institute. Inc. an Illinois corporation, and the Secretary of said corporation, and gersonally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the dorporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official self-frame and self-free and voluntary act. Real Estate Transfer Tax Mall 16 M. 16 M. 16 M. 16 M. 16 M. 17 M. 16 M. 17 M. 16 M. 16 M. 17 M. 16 M. 17 M. 16 M. 16 M. 17 M. 16 M. 16 M. 17 M. 18 M. 16 M. 17 M. 18 M. 18 M. 16 M. 18 M. 16 M. 18	hereto affixed, and has caused its	of the first part has caused its corporate seal to be name to be signed to these presents by its Secretary, the day and year first above written.	
This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712 MAIL TO: Mr. William Morsido GR Mail To: SEND SUBSEQUENT BILLS TO: James R. Martin Illinois 153 S. Vincennes Chicago, Illinois 160643 Obept of Revenue STATE OF ILLINOIS) ss. COUNTY OF COOK) I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Gevald Lipkin is personally known to me to be the President of The donter Institute, Inc. an Illinois corporation, and the Secretary of said corporation, and 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 severally acknowledged that as such President and Secretary Real Estate Real Estate Notary Public in and for the said County, in the Secretary of said corporation, and 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 severally acknowledged that as such President and Secretary Real Estate Notary Fublic Secretary Real Estate Notary Fublic Secretary Real Estate Teach Secretary Real Estate Dept of Revenue Real Estate Real Estate President Of Chicago President Of Chicago Notary Fublic Secretary Real Estate Notary Fublic Secretary Real Estate Teach Secretary Real Estate Teach Secretary Real Estate Notary Fublic Secretary Real Estate Real Estate Notary Fublic Secretary Real Estate Real Estate Real Estate Notary Fublic Secretary Real Estate		BY: X Property President	
MAIL TO: Mr. William Moraldo James R. Martin 11151-53 S. Vincennes Chicago, Illinois 60643 OR RECORDER'S OFFICE BOX Mo. City of Chicago Dept. of Revenue STATE OF ILLINOIS) ss. COUNTY OF COOK I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Gerald Lipkin is personally known to me to be the President of The Ainter Institute. Inc. an Illinois corporation, and (s) 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 severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this II day of July, 2004. STATE OF ILLINOIS Real Estate Dept. of Chicago Real Estate Dept.	Secretary		
James R. Martin 11151-53 S. Vincennes Chicago, 111nois 60643 City of Chicago Dept. of Revenue 345920 I, the undersigned, a Notary Public in and for the said State aforesaid, DO HEREBY CERTIFY that Gerald Lipkin is personally known to me to be the President of The Aunter Institute, Inc. an Illinois corporation, and the Secretary of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the Corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this III day of July, 2004. STATE OF ILLINOIS TREAL ESTATE COOK COUNTY PREAL ESTATE COOK COUNTY PREAL ESTATE COOK COUNTY PREAL ESTATE COOK COUNTY PREAL ESTATE			
City of Chicago Dept. of Revenue 345920 S1719/2004 09:00 Bath 02245 I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Gerald Lipkin is personally known to me to be the President of The dunter Institute. Inc. an Illinois corporation, and the Secretary of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this I day off only, 2004. SIME OF ILLINOIS CREAL ESTATE TRANSFER TAY COOK COUNTY REAL ESTATE COOK COUNTY REAL ESTATE COOK COUNTY REAL ESTATE COOK COUNTY REAL ESTATE	Mr. William Moraldo 903/ W15/5 St	James R. Martin 11151-53 S. Vincennes	
Dept. of Revenue 345920 52,287.50 D7/19/2004 09:00 Batch 02245 I, the undersigned, a Notary Public in and for the said State aforesaid, DO HEREBY CERTIFY that Gerald Lipkin is personally known to me to be the President of The denter Institute, Inc. an Illinois corporation, and the Secretary of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this H day of July, 2004. STATE OF ILLINOIS REAL STATE TRANSFER TAY TO THE TAY TO THE	OR RECORDER'S OFFICE BOX NO	City of Chicago Real Estate	
I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Gerald Lipkin is personally known to me to be the President of The dinter. Institute, Inc. an Illinois corporation, and the Secretary of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this 14 day of July, 2004. Commission Expires: REAL ESTATE TRANSFER TAY		Dept. of Revenue Transfer Stamp 345920 \$2,287.50	
known to me to be the President of The Aunter Institute, Inc. an Illinois corporation, and 15, personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this day of July, 2004. Notary Fublic Notary Fublic REAL ESTATE TANNETED TAY REAL ESTATE	I, the undersigned, a Notary Public in and for the said County, in the		
appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this day of July, 2004. Commission Expires: REAL ESTATE TRANSFER TAY REAL ESTATE TRANSFER TAY COOK COUNTY REAL ESTATE	known to me to be the President of <u>The Aunter Institute</u> , <u>tnc.</u> an Illinois corporation, and <u>rs</u> , personally known to me to be the Secretary of said corporation, and personally known to me to be the		
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Given under my hand and official sadi, this H day of July, 2004. Notary Public Commission Expires: STATE OF ILLINOIS FREAL ESTATE TRANSFER TAY COOK COUNTY REAL ESTATE	Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the		
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