

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual)

FIRST AMERICAN
File # 2086



Doc#: 0423020070
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/17/2004 11:31 AM Pg: 1 of 3

Above Space for Recorder's Use Only

THE GRANTOR(S) PRIMACY CLOSING CORPORATION

a corporation created and existing under and by virtue of the laws of the State of Nevada and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations _____ in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to TODD FREDRICKSON AND ERIN FREDRICKSON, 2920 W. SUNNYSIDE, CHICAGO, ILLINOIS IN TENANCY BY
(Name and Address of Grantees) THE ENTIRETY

the following described Real Estate situated in the County of Cook in the state of Illinois, to wit:

Permanent Real Estate Index Number(s): 13-13-122-018-0000

Address(es) of Real Estate: 2920 W. Sunnyside Avenue, Chicago, IL 60625

SUBJECT TO: covenants, conditions and restrictions of record,

Document Number(s) _____; and to General Taxes

For _____ and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its VICE President, and attested by its Secretary, this 6TH day of MAY, 2004

PRIMACY CLOSING CORPORATION

By: [Signature] (Name of Corporation)
President

Attest: _____
Secretary

CITY OF CHICAGO



JUL.-8.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX

0552000

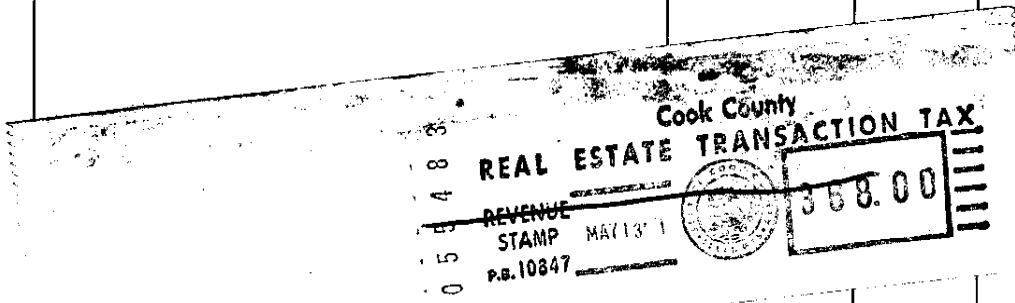
FP 102812

000007440

3/1/04

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Warranty Deed
CORPORATION TO INDIVIDUAL



✓ State of ^{TN} Illinois, County of Shelby s. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, **DO HEREBY CERTIFY** that Ross A Boswell personally known to me to be the Vice President Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such vice President and _____ y they signed, sealed 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.



My Commission Expires September 27, 2006

Given under my hand and official seal, this 6th day of May 2004
 Commission expires 9-27, 06 ✓ Alison Grimm
 NOTARY PUBLIC

This instrument was prepared by: JOHN F. MORREALE, 449 TAFT AVENUE, GLEN ELLYN, ILLINOIS 60137

MAIL TO:

STEVEN CLOH
(Name)

560 GREEN BAY #100
(Address)

WINNETKA, IL 60093
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

TODD FREDRICKSON
(Name)

2920 W. SUNNYSIDE
(Address)

CHICAGO, IL 60625
(City, State and Zip)

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LOTS 22 AND 23 IN BLOCK 53 IN RAVENSWOOD MANOR, BEING A SUBDIVISION OF PART OF THE NORTH ½ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO THE FOLLOWING IF ANY:

GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

Property of Cook County Clerk's Office