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WARRANTY DEED

Doc#: 0424031094
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 08/27/2004 03:04 PM Pg: 1 of 4

THE GRANTOR, RB7210, L.L.C., a 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, for and in consideration of TEN AND 00/100 DOLLARS, and other valuable consideration, in hand paid, CONVEYS AND WARRANTS to CAPITAL TAX CORPORATION, a corporation created and existing under the laws of the State of Illinois, 100 N. LaSalle, Suite 1111, Chicago, Illinois 60602, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBERS: 17-34-323-063--0003
COMMON STREET ADDRESS: 3766 S. Indiana, Unit 3, Chicago, Illinois 60653

SUBJECT TO: Unpaid general real estate taxes, special assessments and special taxes levied after the date hereof; the rights of all persons claiming by, through or under Purchaser; easements of record; unviolated building, building line and use or occupancy restrictions, conditions and covenants of record and building and zoning laws and ordinances; roads and highways, streets and alleys, if any.

THIS DEED IS IN LIEU OF FORECLOSURE OF A CERTAIN TRUST DEED AND NOTE, SAID TRUST DEED RECORDED IN THE COOK COUNTY RECORDER OF DEEDS OFFICE UNDER DOCUMENT NUMBER

IN WITNESS WHEREOF, said party of the first has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

RB7210, L.L.C.

BY: 

Randy Brown, President

ATTEST: 

Randy Brown, Secretary

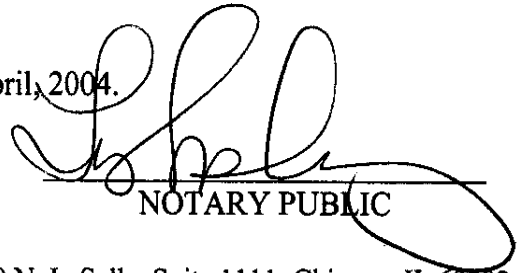
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State of Illinois)
) ss
County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RANDY BROWN, personally known to me to be the President and Secretary of RB7210, L.L.C., an Illinois Corporation, and 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 as such President and Secretary, she signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as her 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 7th day of April, 2004.

Commission Expires _____


NOTARY PUBLIC

This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.



Send subsequent tax bills to:

Mail To: CTC CTC
100 N LaSalle, Ste. 1111 100 N LaSalle, Ste. 1111
Chicago, IL 60602 Chicago, IL 60602



Watermark: Property of Cook County Clerk's Office

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Unit 3, together with its undivided percentage interest in the common elements, as amended from time to time in the 3766 S. Indiana Condominium as delineated and defined in the Declaration recorded as document number 00119542 in Section 34, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Lots 1 and 2 in the Subdivision of Lots 1, 2 and 3 in Goldie's Subdivision of the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 34, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 17-34-323-063-1003

Commonly known as: 3766 South Indiana Avenue, Unit 3, Chicago, IL 60653

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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 and hold title to real estate under the laws of the State of Illinois.

Dated: April 7, 2004

Signature: *Gilbert Balin*
Grantor or Agent

Subscribed and sworn to before me by the said Gilbert Balin this 7th day of April, 2004.

Rosaura Barales
Notary Public

Official Seal
Rosaura Barales
Notary Public, State Of Illinois
My Commission Expires: 06/11/2006

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 7, 2004

Signature: *Timothy T. Balin*
Grantee or Agent

Subscribed and sworn to before me by the said Timothy T. Balin this 7th day of April, 2004.

Rosaura Barales
Notary Public

Official Seal
Rosaura Barales
Notary Public, State Of Illinois
My Commission Expires: 06/11/2006

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]