

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois) (Individual to Individual)

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Doc#: 0424727116
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 09/03/2004 03:18 PM Pg: 1 of 3

THE GRANTOR
Brian Irwin, a single person
4819 N. Lawndale
Chicago, Illinois 60625

of the City of Chicago County of Cook
State of Illinois for and in consideration of
Ten (\$10.00) DOLLARS, and other good and
valuable considerations
in hand paid,

CONVEY s and WARRANT s to
BFI Properties, LLC, an Illinois Limited Liability Company
4819 N. Lawndale
Chicago, Illinois 60625

(Names and Address of Grantee)
the following described Real Estate situated in the County of
Cook in the State of Illinois, to wit:

Above Space for Recorder's Use Only

LOT 27 AND THE SOUTH 5 FEET OF LOT 28 IN BLOCK 2 IN HINDMAN'S FIRST ADDITION TO WEST RAVENSWOOD, A SUBDIVISION OF THE SOUTH 1/4 OF THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) _____

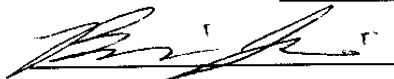
_____ ; and to General Taxes for 2003 and subsequent years.

Permanent Real Estate Index Number(s): 13-11-327-013

Address(es) of Real Estate: 4819 N. Lawndale, Chicago, IL 60625

DATED this: 27th day of August 2004

Please
print or
type name(s)
below
signature(s)

 (SEAL)

Brian Irwin

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

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Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

Property of COOK COUNTY

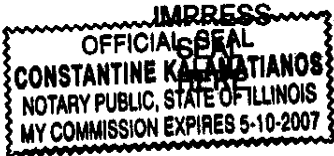
Exempt under provisions of Paragraph E,
Section 4, Real Estate Transfer Tax Act.

8/27/2004
Date

[Signature]
Buyer, Seller or Representative

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that Brian Irwin, a single person

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 the said instrument as
his free and voluntary act, for the uses and purposes
therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 27th day of August, 2004

Commission expires 5-10 2007

[Signature]
NOTARY PUBLIC

This instrument was prepared by Dean Kalamatianos, 1730 W. Carroll Ave., Chicago, Illinois 60612

{ Dean Kalamatianos }
(Name)

MAIL TO: { 1730 W. Carroll Ave. }
(Address)

{ Chicago, IL 60612 }
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

SEND SUBSEQUENT BILLS TO:

BFI Properties, LLC
(Name)

4819 N. Lawndale
(Address)

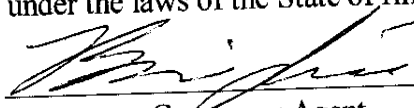
Chicago, IL 60625
(City, State and Zip)

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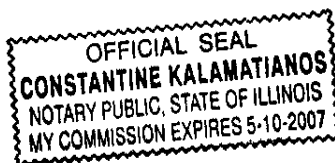
STATEMENT BY GRANTOR AND GRANTEE

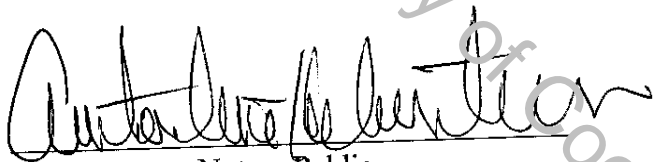
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: August 27, 2004

Signature: 
Grantor or Agent

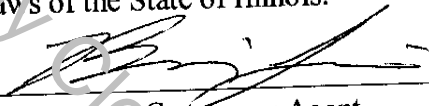
Subscribed and sworn to before me by the
said Brian Irwin
this 27th day of August
2004.



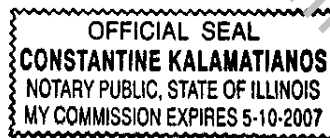

Notary Public

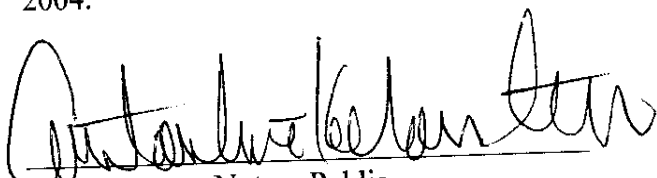
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: August 27, 2004

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the
said Brian Irwin
this 27th day of August
2004.




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 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.]