

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

JBA Investments, Ltd.
336 Ridgewood Drive
Bloomington IL 60108



Doc#: 0426616134
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 09/22/2004 10:30 AM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

JBA Investments, Ltd.
336 Ridgewood Drive
Bloomington IL 60108

THE GRANTORS, **JASON B. AMATO**, a single person never married, and **BRENT AMATO**, a married man, of 336 Ridgewood Drive, Bloomington, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, **JBA INVESTMENTS, INC.**, of 336 Ridgewood Drive, Bloomington, in the County of DuPage, in the State of Illinois, the following described real estate:

LOT 1 IN HALL'S RESUBDIVISION OF LOTS 7, 8, 9, AND 10 IN BLOCK 5 IN IRA BROWN'S ADDITION TO LAGRANGE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 30, 1988 AS DOCUMENT 88394654, IN COOK COUNTY, ILLINOIS.

Permanent Index No: 18-04-221-030-0000
Property Address: 16 Sawyer, La Grange, IL 60525

Subject to general real estate taxes not yet due and payable, covenants, conditions and restrictions of record and building lines and easements, if any, so long as they do not interfere with Purchaser's use and enjoyment of the property, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This is non-homestead property as to spouse of Grantor, Brent Amato.

DATED this 12 day of August, 2004.

Jason B. Amato

Brent Amato

ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph E Section 4, of
the Real Estate Transfer Act
Dated: August 12, 2004.

Signature:

Nancy P. Anderson

SV
P36
SN
M-7
16th

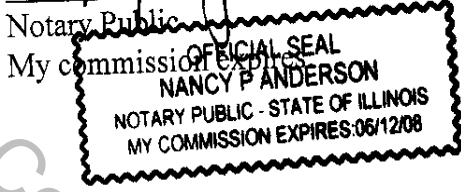
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that JASON B. AMATO, a single person never married, and BRENT AMATO, a married man, 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 acknowledged that they signed, sealed and delivered the said instrument as their 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 notary seal, this 12th of August, 2004.

Nancy P. Anderson



Prepared by: Gregory A. MacDonald, Robinson, Pluymert, Piercey, MacDonald & Amato, Ltd.
2300 Barrington Road, Suite 220, Hoffman Estates, IL 60195

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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 August 12, 2004

Signature: _____

[Handwritten Signature]

Grantor

Subscribed and sworn to before me by said Grantor this 12th day of August, 2004.

[Handwritten Signature]

Grantor

[Handwritten Signature]

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, and 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 12, 2004

Signature: _____

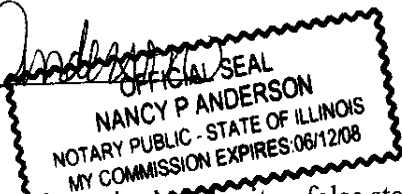
[Handwritten Signature]

Grantee

Subscribed and sworn to before me by said Grantee this 12th day of August, 2004.

[Handwritten Signature]

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)