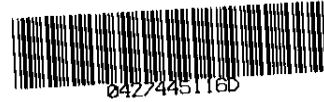


UNOFFICIAL COPY

Prepared by and when
recorded return to:

Joseph S. Farrell
2 North LaSalle Street
13th Floor
Chicago, Illinois 60602



Doc#: 0427445116
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 09/30/2004 12:04 PM Pg: 1 of 3

Mail tax bill to:

John Deneen
3519 South Halsted
Chicago, Illinois

WARRANTY DEED

THE GRANTOR, Northern Illinois Realty, Inc., 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, of 3519 S. Halsted, Chicago, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to 401 WINNECONA, LLC, an Illinois limited liability company, of 3519 South Halsted, Chicago, Illinois 60609, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): SEE ATTACHED EXHIBIT "A"
Address(es) of Real Estate: SEE ATTACHED EXHIBIT "A"

Dated this 16th day of August, 2004

Northern Illinois Realty, Inc., an Illinois corporation

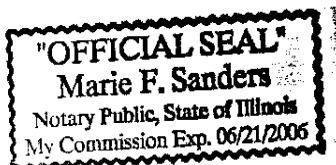
By: Robert Duffing
Robert Duffing, President

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Robert Duffing, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to authority given by the directors of said corporation, as his 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 16th day of August, 2004.

Marie F. Sanders Notary Public



UNOFFICIAL COPY

EXHIBIT "A"

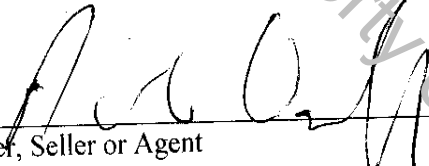
LEGAL DESCRIPTION

LOT 8 IN BLOCK 13 IN AUBURN PARK, A SUBDIVISION IN SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST ½ OF THE SOUTHWEST ¼ OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 20-28 332-001-0000

Property commonly known as: 401 West Winneconna, Chicago, Illinois 60620

Tax-exempt under provisions of Section 31-45, paragraph e of the Illinois Recordation and Transfer Tax Act.



Buyer, Seller or Agent

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

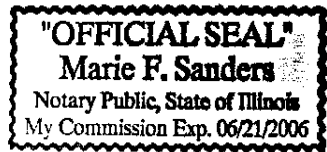
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated Aug 16, 2004

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me this 16 day of Aug, 2004.

Notary Public Marie F. Sanders



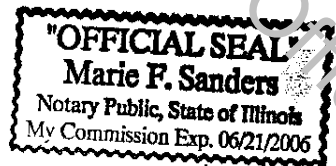
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Aug 16, 2004

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me this 16th day of August, 2004.

Notary Public Marie F. Sanders



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.)