

# UNOFFICIAL COPY

## Warranty Deed Statutory (Illinois)

THE GRANTOR, Salta Group, Inc., an Illinois Corporation, P.O. Box 1401, Northbrook, IL 60062 of the County of Cook and State of Illinois for and in consideration of the sum of TEN and -----no/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Shana Batch, 4366 S. Oakenwald, Chicago, IL 60653 the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

Lot 25 in Block 3 in Subdivision of Lots 1, 2 & 3 in Neuman & Hart To Englewood, a Subdivision of the North 1/2 of the Southeast 1/4 of Section 31, Township 38 North, Range 14 ( except the West 10 Acres thereof), East of the third Principal Meridian in Cook County, Illinois.

Permanent Index Number: 20-31-404-019

Common Address: 8347 S. Hermitage, Chicago, Illinois.



Doc#: 0435234083  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 12/17/2004 11:56 AM Pg: 1 of 2

Subject to: (a) covenants, easements, conditions and restrictions of record. (b) party wall rights, easements and restrictions, if any, building, zoning, and health code violations, if any, and administrative proceedings and legal proceedings pending as a result thereof, if any; and general property taxes and special assessments due for the year 2004 and subsequent years.

IN WITNESS WHEREOF, the Grantor has signed this deed this 17<sup>th</sup> day of December, 2004.

Salta Group, Inc.

By: Marshall A. Atlas

President

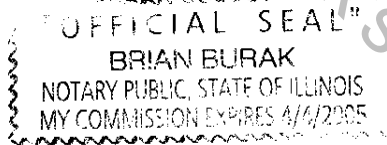
Attest: Marshall A. Atlas

Secretary

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 Marshall Atlas, personally known to me to be the same person whose name 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 seal this 17<sup>th</sup> day of December, 2004.

Brian A. Burak

Notary Public

Prepared by: Brian A. Burak, Esq.

820 Church Street, suite 200  
Evanston, IL 60201

Subsequent taxes & Return to:

Peak Properties  
2017 Western Ave.  
Chicago Heights, IL 60411



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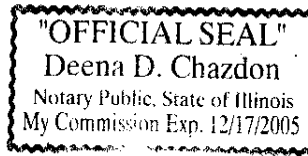
## STATEMENT BY GRANTOR AND GRANTEE

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

Dated 12-17, 2004

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 17<sup>th</sup> day of December, 2004  
Notary Public [Handwritten Signature]

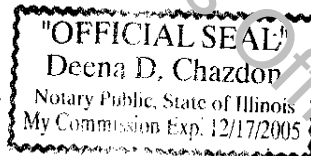


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12-17, 2004

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 17<sup>th</sup> day of December, 2004  
Notary Public [Handwritten Signature]



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.

(Attached 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.)

Revised 10/02-cp



**EUGENE "GENE" MOORE**

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS