

# UNOFFICIAL COPY



Doc#: 0505902301  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 02/28/2005 01:48 PM Pg: 1 of 2

## WARRANTY DEED

THE GRANTOR: JO-NA I, LLC,  
an Illinois Limited Liability Company in  
good standing, for and in consideration of  
Ten and No/100 Dollars (\$10.00) and other  
good and valuable consideration, in hand paid,  
CONVEY(s) and WARRANT(s) to:

WILLIAM R. AUSTIN, an individual, the following described Real Estate situated in the County of Cook  
in the State of Illinois, to wit:

"SEE LEGAL DESCRIPTION"

SUBJECT TO: general real estate taxes not due and payable at the time of closing; existing leases and  
tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special  
governmental taxes or assessments, restrictions, conditions, and covenants of record; and public and utility  
easements which service the premises.

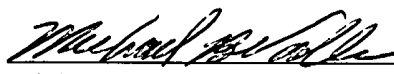
Address(es) of Real Estate: 4439 S. Princeton Ave., Chicago, IL 60609

PIN: 20-04-416-004-0000

DATED this 23<sup>rd</sup> day of February, 2005

Please print or type Name(s) below signature(s):

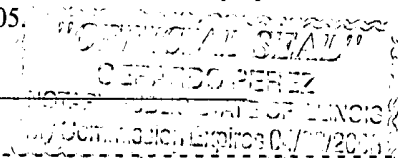
JO-NA I, LLC


 (SEAL)  
Michael B. Nadler, Manager

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  
MICHAEL B. NADLER, in his capacity as manager of JO-NA I, LLC, whose name is subscribed to the foregoing  
instrument, appeared before me this day in person, and acknowledged that he signed, and delivered the said instrument as  
his free and voluntary act for the uses and purposes therein set forth. Given under my hand and official seal, this 23rd  
Day of February, 2005.

Commission Expires



  
Notary Public

Mail To:  
Valen Batts - Gaston P.C.  
1945 S. Halsted #309  
Chicago IL 60608

Send Subsequent Tax Bills To:  
William R. Austin  
4439 S. Princeton  
Chicago IL 60609

Prepared by: Scott R. Sherman, SHERMAN LAW, P.C., 1410 W. Diversey Pl., Chicago, IL 60614

REC 395042

BOX 15

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## TICOR TITLE INSURANCE COMPANY


ORDER NUMBER: 2000 000395042 SC  
 STREET ADDRESS: 4439 S PRINCETON  
 CITY: CHICAGO COUNTY: COOK COUNTY  
 TAX NUMBER: 20-04-416-004-0000

### LEGAL DESCRIPTION:

LOT 29 IN BLOCK 7 IN VAN H. HIGGIN'S SUBDIVISION OF 25 ACRES SOUTH OF AND ADJOINING THE NORTH 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STATE TAX

STATE OF ILLINOIS



FEB. 28. 05


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000026371

REAL ESTATE TRANSFER TAX
0015000
FP 102809

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



FEB. 28. 05


REVENUE STAMP

# 0000026291

REAL ESTATE TRANSFER TAX
0007500
FP326707

CITY TAX

CITY OF CHICAGO



FEB. 28. 05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000016541

REAL ESTATE TRANSFER TAX
0112500
FP 102803