

UNOFFICIAL COPY



Doc#: 0508203114
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 03/23/2005 04:44 PM Pg: 1 of 3

WARRANTY DEED

The GRANTOR, EMMA FOUNTAIN, a widow, not since remarried, for and in consideration of TEN and no/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to AM Chicago Partners, G.P., an Illinois general partnership, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Legal Description:

LOT 18 IN JOHNSTON'S SUBDIVISION OF BLOCK 16 IN GEORGE W. CLARKE'S SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS


PIN: 16-13-315-033-0000

Address: 2828 West Arthington, Chicago, Illinois 60612

Subject to: covenants, conditions, restrictions and matters of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for the year 2004 and subsequent years.

TO HAVE AND TO HOLD said premises forever.

Dated this 16th day of March, 2005.


EMMA FOUNTAIN

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State of Illinois)
)
County of Cook)

On March 16, 2005, I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Emma Fountain, 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 she signed, sealed, 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 16th day of March, 2005.

James Athanopoulos

Notary public

11-7-2005
Commission expires



PREPARED BY, MAIL TAX BILL AND RETURN TO: AM Chicago Partners, G.P., 180 W. Washington, Suite 1210, Chicago, Illinois 60602

Property of Cook County Clerk's Office

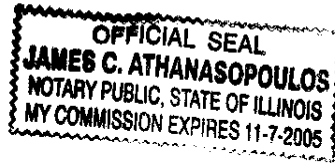
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in 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 title to real estate under the laws of the State of Illinois.

Dated 3/16/, 2005 Signature: Emma Fountain
Grantor or Agent

Subscribed and sworn to before
Me by the said Emma Fountain
this 16th day of March,
2005.



NOTARY PUBLIC James Athanasopoulos

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 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.

Date 3/16/, 2005 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said Chris Athanas
This 16th day of March,
2005.

NOTARY PUBLIC James Athanasopoulos

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)