

UNOFFICIAL COPY

WARRANTY DEED
STATUTORY (ILLINOIS)



Doc#: 0509004212
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/31/2005 11:35 AM Pg: 1 of 3

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The GRANTOR, USI INVESTMENT GROUP ONE, LLC, an Illinois Limited Liability Company, of the County of Cook, 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:

63rd & MOZART, - LLC

The following described real estate:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Tax Index Number: 19-13-330-035-0000
Property Commonly Known As: 6250 S. Mozart Avenue, Chicago, IL

- SUBJECT TO:
- (a) general real estate taxes not due and payable at the time of closing,
 - (b) applicable zoning and building laws and ordinances,
 - (c) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased residence,
 - (d) acts done or suffered by Grantee or anyone claiming through Grantee,
 - (e) utility easements, whether recorded or unrecorded,
 - (f) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser.

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

Dated: 3/21/05

USI INVESTMENT GROUP ONE, LLC

BY: *Scott Ely by Philip A. Bryan*
SCOTT ELY, Managing Member *ATTORNEY IN FACT*

City of Chicago

Dept. of Revenue

372585

03/23/2005 09:15 Batch 14327 6



Real Estate

Transfer Stamp

\$9,750.00

BOX 334 CTI

3K9

2 of 4

AKS

NSD

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BOX 334 CTI

ST5070404

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LOTS 16 AND 17 IN BLOCK 15 IN COBE AND MCKINNON'S 63RD STREET AND SACRAMENTO AVENUE SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office