WARRANTY DEED STATUTORY (ILLINOIS)

UNOFFICIAL COPY

350-80042120

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

SÜBJECT 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

SCOTT ELY, Managing Member 4 TORNey in FACT

City of Chicago
Dept. of Revenue

Real Estate Transfer Stamp \$9,750.00

03/23/2005 09:15 Batch 14327 6

BOX 334 CTT

3KY

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STATE OF ILLINOIS) SS **COUNTY OF COOK**

rail BizeR a notary public in and for and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY that SCOTT ELY, Managing Member of USI INVESTMENT GROUP ONE, LLC is personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as there free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my nand and notarial seal this day of March, 2005

200 Col OFFICIAL SEAL **CRAIG BIZAR** NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 8-8-2006

> REAL ESTATE TRANSFER TAX

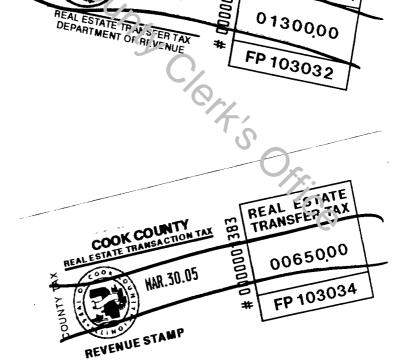
0130000

STATE OF ILLINOIS

HAR.30.05

Mail tax bill to:

Mail recorded deed to:



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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 County Clerk's Office