



Doc#: 0511141024
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 04/21/2005 10:23 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED BY:

JANET K. THOMAS
LAW OFFICE OF LLOYD E. GUSSIS
2536 NORTH LINCOLN
CHICAGO, IL 60614

20602710-MTC WARRANTY DEED

THE GRANTOR, L.W. Van Gogh Investment Corp., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the state of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS unto Nicholas Zafran and Heather Moore, the real estate commonly known as 926-938 West Altgeld, P-10, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises not as tenants in common, *not* but as joint tenants forever. *but as tenants by the entirety forever.*

ADDRESS: 926-938 West Altgeld, P-10, Chicago, Illinois
PTIN: 14-29-419-021-0000, 14-29-419-022-0000, 14-29-419-023-0000, 14-29-419-024-0000, 14-29-419-010-0000, 14-29-419-011-0000, 14-29-419-012-0000, 14-29-419-030-0000

DATED this 15 day of April, 2005

L.W. Van Gogh Investment Corp

BY: [Signature] (SEAL)
President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Donald Reidelberger, President of L.W. Van Gogh Investment Corp., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day 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.

UNOFFICIAL COPY

GIVEN under my hand and notarial seal this 19 day of April, 2005.

Janet K Thomas
Notary Public

My commission expires: 3/6/06.



Exempt under provisions of Paragraph D, Section 4, Real Estate Transfer Tax Act.

April 19, 2005

Janet K Thomas
Date
Buyer, Seller or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT P- 10 IN THE LINCOLN CENTER GARAGE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF LAND DESCRIBED THEREIN LOCATED IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0409318032, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT, IF ANY, EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.

MAIL DEED TO:

Nicholas Zafran
2536 N. Lincoln Unit 417
Chicago IL 60614

SEND TAX BILL TO:

Nicholas Zafran
2536 N. Lincoln Unit 417
Chicago IL 60614

UNOFFICIAL COPY

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 4-20, 2005

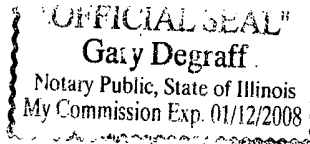
Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said _____

this 20 day of April, 2005

Notary Public Gary Degraff



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 4-20, 2005

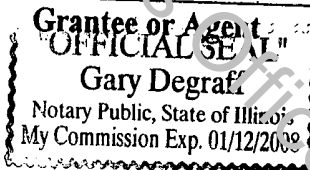
Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said _____

this 20 day of April, 2005

Notary Public Gary Degraff



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.)