

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0514516074
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 05/25/2005 10:00 AM Pg: 1 of 3

THE GRANTOR, SHAHRIAR BIAZAR, of Chicago, Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants unto GOOD COFFEE, LLC, an Illinois limited liability company organized under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of County of Cook and State of Illinois, all of his rights, title and interest (which constitutes an undivided fifty percent (50%) interest as tenant in common) in and to the following described real estate in the County of Cook, State of Illinois, to wit:

LOT 10 AND THE NORTH 1/2 OF LOT 11 IN BLOCK 5 IN THE SUBDIVISION OF 39 ACRES ON THE EAST SIDE OF AND IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This is not homestead property.

Permanent real estate index number: 13-26-421-025-0000

Address: 2532 N. Sawyer
Chicago, Illinois

Exempt under real estate transfer tax law 35- ILCS200/31-45 sub para. (e) and Cook County Ord. 93-0-27 Para (e).

Gene Moore 5/16/05
Agent Date:

IN WITNESS WHEREOF, the grantor has hereunto set his hand this 16 day of MAY, 2005.

Shahriar Biazar
SHAHRIAR BIAZAR

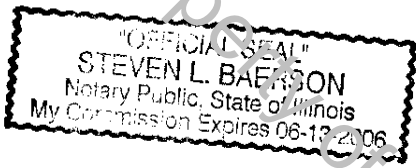
Handwritten initials/signature

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for Cook County, Illinois, does hereby certify that Shahriar Biazar, 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 he 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 16 day of MAY, 2005.



Steven L. Baerson

Notary Public

This instrument was prepared by Steven L. Baerson, Attorney at Law, One North LaSalle Street, Suite 1350 Chicago, IL 60602

Send Tax Bills to: Mr. and Mrs. Shahriar Biazar
3106 West Palmer Blvd.
Chicago, IL 60647

Return Deed to: Steven L. Baerson
Williams & Baerson, LLC
One North LaSalle Street
Suite 1350
Chicago, IL 60602



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STATEMENT OF 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.

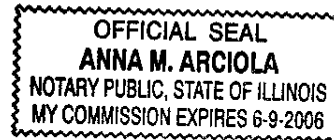
Dated: May 16, 2005

Signature: *Steven L. Baerson*
Grantor/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 16th day of May, 2005.

Notary Public: *Anna M. Arciola*



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.

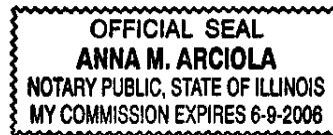
Dated: May 16, 2005

Signature: *Steven L. Baerson*
Grantor/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 16th day of May, 2005.

Notary Public: *Anna M. Arciola*



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.