

# UNOFFICIAL COPY

**WARRANTY DEED**  
Statutory (Illinois)  
(Individual to LLC)

MAIL TO:

Scott H. Power  
Attorney at Law #201  
521 S. LaGrange Road  
LaGrange, IL 60525

DS-04037  
1003



Doc#: 0519911074  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/18/2005 10:02 AM Pg: 1 of 3

**THE GRANTOR(S):**

Dorothy R. Fromm, a widow and Sharon Clark, a widow and Diane M. Ingram, married to Gary Ingram, of 0N718 Brandon Blvd., Winfield, IL 60191 in the County of DUPAGE, party of the first part, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in and paid, CONVEY(S) and WARRANT(S) to the GRANTEE,

JDB Prime Properties, LLC

a Limited Liability Company, organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address, 521 S. LaGrange IL 60525 party of the second part, the following described Real Estate situated in the County of COOK and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

Permanent Real Estate Index Number(s): 18-08-314-020-0000  
Address(es) of Real Estate: 5312 Howard Avenue, Western Springs, IL 60558

**THIS IS NOT HOMESTEAD PROPERTY**

SUBJECT TO: MAIL TAX BILLS TO: JDB Prime Properties  
819 W. SORLINGTON  
WESTERN SPRINGS, IL 60558

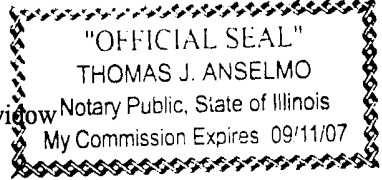
(1) General real estate taxes for the year 2004 and subsequent years. (2) Covenants, conditions and restrictions of record.  
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 23 day of June, 2005.

Dorothy R. Fromm Sharon Clark Diane M. Ingram  
Dorothy R. Fromm Sharon Clark Diane M. Ingram

STATE OF Illinois  
COUNTY OF COOK

The foregoing instrument was acknowledged before me this JUN 23, 2005 by Dorothy R. Fromm, a widow and Sharon Clark, a widow Notary Public



My commission expires \_\_\_\_\_

**COUNTY - ILLINOIS TRANSFER STAMPS**

Exempt Under Provision of  
Paragraph \_\_\_\_\_ Section 4,  
Real Estate Transfer Act  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_

Prepared By:  
Thomas J. Anselmo  
1807 W. Diehl Road, #333  
Naperville, IL 60563-1890

PREMIER TITLE



# UNOFFICIAL COPY

STATE OF ) *Virginia*  
                  ) SS  
COUNTY OF ) *James City County*

I, the undersigned, a Notary Public in and for said county, and state, do hereby certify that Diane M. Ingram, married to Gary Ingram, 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 and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this *23<sup>rd</sup>* day of *June*, 20 *05*.

My commission expires: *Marci R. Clodfelter*  
Notary Public *exp: 4-30-2007*

RE562

Property of Cook County Clerk's Office