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WARRANTY DEED Statutory

Doc#: 0520934037
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/28/2005 01:26 PM Pg: 1 of 3

THE GRANTOR, 147th-Kedzie L.L.C., an Illinois limited liability company, for and in consideration of TEN and No/100 DOLLARS (\$10.00), in hand paid, CONVEY and WARRANT to 2636 Orchard LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lots 45 and 46 in Block 3 in Subdivision of Out Lot "E" of Wrightwood Subdivision of the West 1/2 of the Southwest 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

SUBJECT TO EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number(s): 14-28-303-048
Address(es) of Real Estate: 2636 Orchard, Chicago, Illinois

DATED this 22 day of July, 2005

147th-KEDZIE L.L.C.,
an Illinois limited liability company

By: [Signature]
Its: Manager

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Guan Duff, a Manager of 147th-Kedzie L.L.C., an Illinois limited liability company, 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 22nd day of July, 2005.

Commission expires

NOTARY PUBLIC
My Commission Expires

NOTARY PUBLIC

This instrument prepared by: C. Grant McCorkhill, Holland & Knight LLP, 131 S. Dearborn St., 30th Floor, Chicago, IL 60603

MAIL TO:

C. Grant McCorkhill, Esq.
Holland & Knight LLP
131 S. Dearborn St., 30th Floor
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

2636 Orchard LLC
141 West Jackson Boulevard
Suite 3540
Chicago, Illinois 60604

RECORDER'S OFFICE BOX NO. _____

10F3
289734 DA CB

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EXHIBIT A

PERMITTED EXCEPTIONS

1. General Real Estate Taxes and Assessments for the premises not yet due and payable.
2. Building line 30 feet back from street line as shown on the plat of the subdivision aforesaid.
3. Encroachment of building on the land over the building line a distance of 0.45 feet at the northeast corner of the building and 0.32 feet at the southeast corner of said building.
4. Encroachment of the building on the land over the south line a distance of 0.09 feet.
5. Encroachment of wall on the land over the north line as set forth in survey by B. A. Fenger dated September 9, 1969, No. 69-9-5.
5. Matters done or suffered to be done by or through Grantee.

3075561_v1

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

07/22/05
Date

[Signature]
Buyer, Seller or Representative

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E, SEC. 200.1-2 (B-6) OR PARAGRAPH
E, SEC. 200.1-4 (B) OF THE CHICAGO
TRANSACTION TAX ORDINANCE.

07/22/05
DATE [Signature]
BUYER, SELLER OR REPRESENTATIVE

3075561v1

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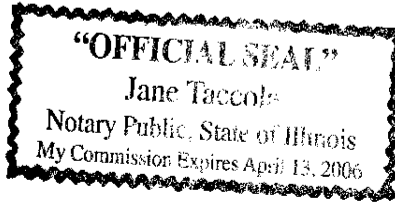
STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated 07/28/05, Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Giant McGarhill
this 28 day of July
2005.

[Signature]
Notary Public

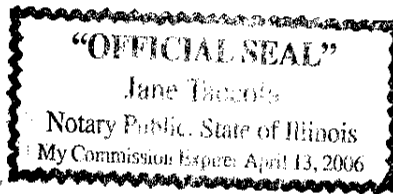


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 07/28/05, Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Giant McGarhill
this 28 day of July
2005.

[Signature]
Notary Public



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.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]