

WARRANTY DEED

THE GRANTOR(S), 7038 SOUTH CHAPPEL, L.L.C., a limited liability company organized, validly existing and authorized to transact business pursuant to the laws of the State of Illinois, for the consideration of Ten and no/100th DOLLARS (\$10.00) in hand paid, and pursuant to authority given by the members and managers of said limited liability company, **CONVEYS and WARRANTS** to KA1, LLC, a limited liability company organized, validly existing and authorized to transact business pursuant to the laws of the State of Illinois with a business address of c/o Jeffrey Allan Management, 3514 N. Paulina Street, Chicago, Illinois 60657, **GRANTEE**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

This space reserved for Recorder's use only.



Doc#: 0523504062 Fee: \$28.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/23/2005 10:35 AM Pg: 1 of 3

See Exhibit A attached hereto and made a part hereof

PERMANENT INDEX NUMBER(S): 20-24 421-018-0000

ADDRESS OF REAL ESTATE: 7038-48 SOUTH CHAPPEL, CHICAGO, ILLINOIS 60649

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; building and set-back lines; and general real estate taxes for the year 2004 (2nd installment) and subsequent years.

IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed to these presents by its duly authorized manager on this 7th day of July, 2005

7038 SOUTH CHAPPEL, L.L.C.

By:
Name: Elan Magence
Its: Manager

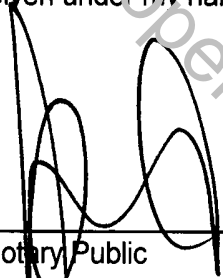
3K9

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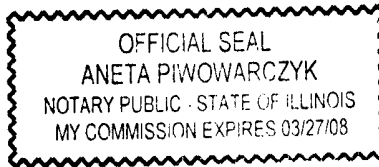
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **ELAN MAGENCE** is personally known to me to be the Manager of **7038 SOUTH CHAPPEL, L.L.C.**, and 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 as such Manager, he signed, sealed and delivered the said instrument, pursuant to authority given by the members and managers of said limited liability company, as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of July, 2005.

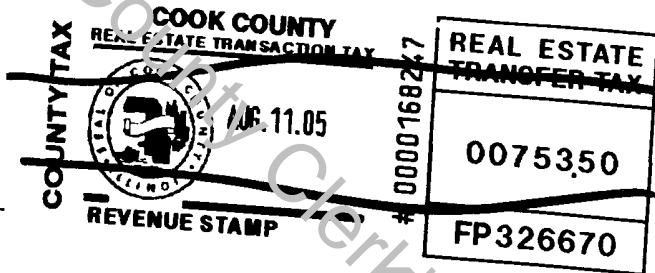


Notary Public



PREPARED BY:

Abraham A. Gutnicki
8320 Skokie Boulevard
Skokie, Illinois 60077

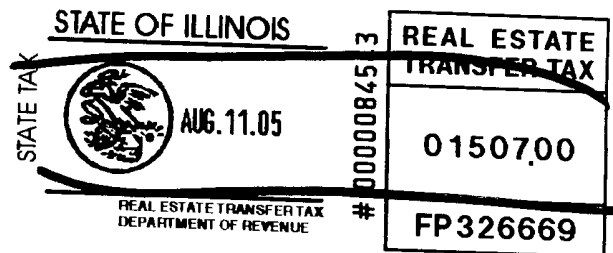


MAIL TO:


Law Offices of Daniel L Baskes
300 West Adams Street, Suite 529
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

c/o Jeffrey Allan Management
3514 N Paulina Street
Chicago, Illinois 60657



City of Chicago
Dept. of Revenue
392654
08/11/2005 09:56 Batch 11872 26

 Real Estate
Transfer Stamp
\$11,302.50

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EXHIBIT A

LEGAL DESCRIPTION

THE NORTH 40 FEET OF LOT15, ALL OF LOT 16 AND THE SOUTH 35 FEET OF LOT 17 IN BLOCK 1 IN COMMISSIONERS PARTITION BEING A SUBDIVISION OF SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SOUTHEAST OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office