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Doc#: 0524156018 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/29/2005 09:31 AM Pg: 1 of 3

Property Common Address:

1648 West Ontario
Chicago, Illinois 60622

P.I.N. 17-07-215-024-0000

0524156018

SPECIAL WARRANTY DEED

The Grantor, **BBJ REALTY, LLC**, an Illinois limited liability company, whose address is 30 North LaSalle Street, Suite 2126, Chicago, Illinois 60622, for and in consideration of TEN DOLLARS in hand paid, conveys and transfers to Grantee, **BRIAN J. McMANUS^{JK}**, an individual, whose address is 30 North LaSalle Street, Suite 2126, Chicago, Illinois 60602, any and all of their right, title and interest in the real estate situated in the County of Cook, State of Illinois which is legally described as follows:

LOT 44 IN HULL'S SUBDIVISION OF THE SOUTH ½ OF BLOCK 16 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, but subject to the following: (a) general real estate taxes not due and payable at the date hereof; (b) covenants, conditions and restrictions of record; (c) building lines and easements, if any.

Tax-exempt under provisions of Section 31-45, paragraph E of the Illinois Recordation and Transfer Tax Act.



Seller

This is not Homestead Property

Dated: August 5th, 2005

BBJ Realty, LLC

By: 

Brian J. McManus, Manager

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

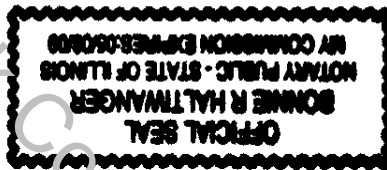
The undersigned, a Notary Public, for said County and State, hereby certifies that **BRIAN J. McMANUS, JR.**, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he signed and delivered the said instrument as his free and voluntary act on behalf of Grantor, for the uses and purposes therein set forth, including the release and waiver of all homestead rights.

Given under my hand and seal on August 15, 2005.

Bonnie R. Haltiwanger
 Notary Public

Prepared By, and After
 Recording Return To:

Joseph S. Farrell, Esq.
 2 North LaSalle Street
 13th Floor
 Chicago, Illinois 60602



Send Future Tax Bills To:

Brian J. McManus, Jr.
 30 North LaSalle Street
 Suite 2126
 Chicago, Illinois 60602

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

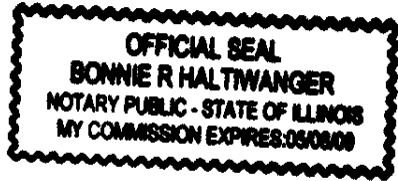
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated Aug 17, 2005

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me this 17th day of Aug, 2005.

Notary Public [Signature]



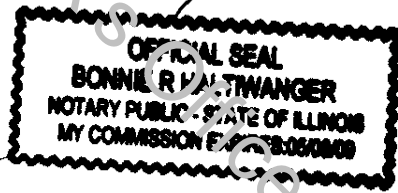
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Aug 17, 2005

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me this 17th day of Aug, 2005.

Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)