

UNOFFICIAL COPY

294
519 N W
3786528
CT

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0532127062 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/17/2005 11:58 AM Pg: 1 of 3

GRANTOR(S)
PAUL C. AUDRAIN AND
KELLY G. AUDRAIN
of the County of
Cook, State of Illinois
for and in consideration of
Ten Dollars (\$10.00) and other
good and valuable consideration in
hand paid, CONVEY(S) and
WARRANT(S) to the grantee(s),
2033-35 NORTH DAMEN, LLC

(The Above Space for Recorder's Use)

the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A Attached hereto and made a part hereof.

Dated this 16 day of November, 2005.

PAUL C. AUDRAIN

KELLY G. AUDRAIN

PIN: 14-31-213-014-0000
ADDRESS OF PROPERTY: 2035 N. DAMEN, CHICAGO, IL

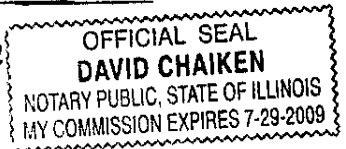
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Paul C. Audrain and Kelly G. Audrain, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 16 day of November, 2005.

NOTARY PUBLIC

Prepared by: David Chaiken, Esq., 111 W. Washington, #823, Chicago, IL 60602



300
334

EXEMPT FROM TAXATION UNDER THE PROVISION
OF PARAGRAPH E SECTION 4 OF THE
ILLINOIS REAL ESTATE TRANSFER TAX ACT AND
PARAGRAPH E SECTION 4 OF THE COOK
COUNTY TRANSFER TAX ORDINANCE.

11/15
Date

Buyer, Seller or Representative

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EXHIBIT A

LOT 27 IN BLOCK 40 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This deed is subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. Public and utility easements;
3. Covenants, conditions, restrictions of record;
4. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;

Mail to:

David Chaiken
 111 W. Washington
 Chicago, IL 60602

Sent Subsequent Tax Bills to:

PAUL ADRAIN
 2030 WEST CHARLESTON
 CHICAGO, IL. 60647

Property of Cook County Clerk's Office

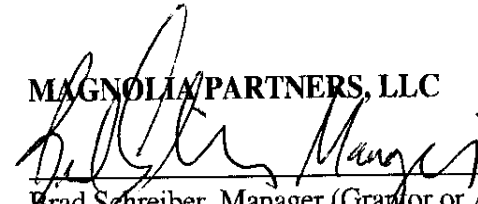
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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: November 16, 2005

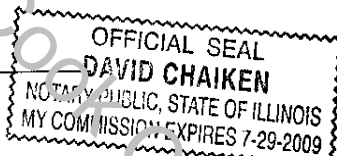
MAGNOLIA PARTNERS, LLC


Brad Schreiber, Manager (Grantor or Agent)

Subscribed and sworn to before me by the said Brad Schreiber this 16 day of November, 2005.

Notary Public

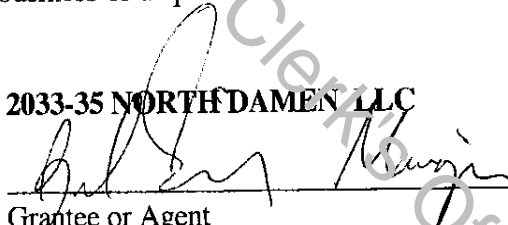




The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

2033-35 NORTH DAMEN LLC

Dated: November 16, 2005


Grantee or Agent

Subscribed and sworn to before me by the said Brad Schreiber this 16 day of November, 2005.

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.]