

UNOFFICIAL COPY



WARRANTY DEED

This instrument was prepared by
and after recording return to:

Robert Alan Romanoff
Levenfeld Pearlstein, LLC
2 N. LaSalle Street
Suite 1300
Chicago, Illinois 60602

Doc#: 0532719069 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/23/2005 02:33 PM Pg: 1 of 3

Above Space for Recorder's use only

THE GRANTOR, Howard Wax, whose address is 1320 Carol Lane, Deerfield, Illinois 60015, for and in consideration of the sum of Ten and No/100 Dollars in hand CONVEYS, TRANSFERS and WARRANTS to Howard Wax and Imy Wax, as Co-Trustees of the Imy Wax Revocable Trust dated November 11, 2005 as to an undivided 50% interest and to Howard Wax and Imy Wax, as Co-Trustees of the Howard Wax Revocable Trust dated November 11, 2005 as to an undivided 50% interest, as tenants in common whose address is 1320 Carol Lane, Deerfield, Illinois 60015 ("Grantee"), in the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Unit Number 24B in 1410 North State Parkway Condominium as delineated on a survey of the following described real estate:

Lots 15 to 18, in Lot "A" of Block 2 in the Subdivision of Lot "A" of Block 1 and Lot "A" of Block 2, in the Catholic Bishop of Chicago, A Subdivision of Lot 13, in Bronson's addition to Chicago, in the North East ¼ of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25784379, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Subject to: General real estate taxes and assessments not yet due and payable; easements, covenants, conditions, restrictions and other matters of record.

Permanent Real Estate Number: 17-04-211-036-1044

Address of real estate: 1410 North State Parkway, Unit 24B, Chicago, IL 60610

I HEREBY DECLARE THAT THE ATTACHED REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF 35 ILCS 200/31-45 (e), REAL ESTATE TRANSFER TAX ACT.

DATED: 11/11/05

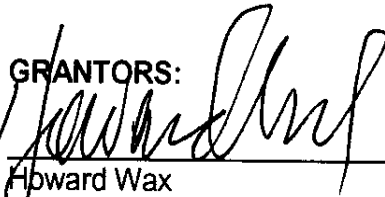
SIGNED: _____

Grantor or Agent

RETURN TO BOX 242

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has executed this Warranty Deed as of the date first above written.

GRANTORS:


 Howard Wax

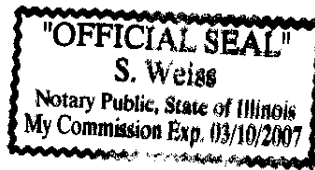
STATE OF ILLINOIS)
) SS.
 COUNTY OF Case)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Howard Wax 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 and delivered the said instrument as his own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this day of November 2005.



 Notary Public



Property of County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

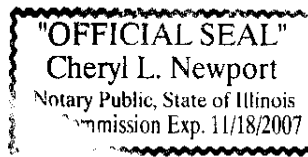
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: November 11, 2005

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me this 11th day of November, 2005.

Notary Public [Handwritten Signature]



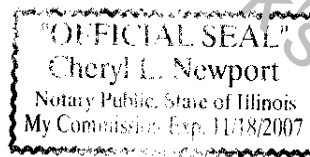
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: November 11, 2005

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me this 11th day of November, 2005.

Notary Public [Handwritten 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.)