

UNOFFICIAL COPY

WARRANTY DEED

(LLC to Individual)

THIS INDENTURE WITNESSETH,

That the Grantor, **2305-2307 W. Roscoe LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State where following described real estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by the managers of said limited liability company CONVEYS and WARRANTS to:



Doc#: **0535634016** Fee: **\$28.50**
Eugene "Gene" Moore RHSP Fee: **\$10.00**
Cook County Recorder of Deeds
Date: 12/22/2005 08:57 AM Pg: 1 of 3

THE ABOVE SPACE FOR RECORDER'S USE

KENNETH E. MOTEW, a married man, of 1111 Wide St., Highland Park, Illinois 60035, MICHAEL ZUCKER, a married man, of 1813 Sunnyside, Highland Park, Illinois 60035 and TIMOTHY J. FITTING, a married man, of 10505 S. Kilbourn, Oak Lawn, Illinois 60453, not as Joint Tenants or as Tenants by the Entirety, but as TENANTS IN COMMON the following described real estate, to-wit:

LOTS 3 AND 4 IN BLOCK 10 IN C.T. YERKE'S SUBDIVISION OF BLOCKS 33, 34, 35, 36, 41, 42, 43 AND 44 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH WEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTH WEST ¼ AND THE EAST ½ OF THE SOUTHEAST ¼ THEREOF) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-19-317-006-0000

Common Address: 2305-07 W. Roscoe, Chicago, Illinois 60618

SUBJECT TO: General real estate taxes that are not due or payable; (b) covenants, conditions and restrictions of record; and (c) building lines and easements, if any.

THIS IS NOT HOMESTEAD PROPERTY.

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



Grantor

UNOFFICIAL COPY

Dated this 22nd day of December, 2005.

2305-2307 W. Roscoe LLC,
an Illinois limited liability company

By: _____
Kenneth E. Motew
Its: Manager

By: _____
Michael Zucker
Its: Manager

By: _____
Timothy J. Fitting
Its: Manager

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT KENNETH E. MOTEW, MICHAEL ZUCKER, AND TIMOTHY J. FITTING, personally known to me to be all of the Managers of **2305-2307 W. ROSCOE LLC**, an Illinois limited liability company whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act of said limited liability company for the uses and purposes therein set forth.

"OFFICIAL SEAL"
SCOTT P. CAMPBELL
Notary Public, State of Illinois
My Commission Expires 09/21/2009

Notary Public
My commission expires 9/21/09

After recording, mail to:
Kristin L. Dunlap, Esq.
Horwood Marcus & Berk Chartered
180 N. LaSalle Street
Suite 37000
Chicago, Illinois 60601

Send subsequent tax bills to:
Kenneth E. Motew
c/o Peak Construction LLC
1035 West Lake Street
Suite 301
Chicago, Illinois 60607

This Instrument was Prepared by: Horwood Marcus & Berk Chtd.
Whose Address is: 180 N. LaSalle Street, Suite 3700, Chicago, Illinois 60601

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EUGENE "GENE" MOORE

RECORDER OF DEEDS/REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

GRANTOR/GRANTEE STATEMENT

The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantor 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.

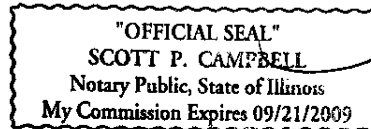
Dated December 22, 2005

Subscribed and sworn to before me of the said
Sarah Riley

This 22nd day of December, 2005

Notary Public

GRANTOR:



The Grantee or is/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 title to real estate under the laws of the State of Illinois.

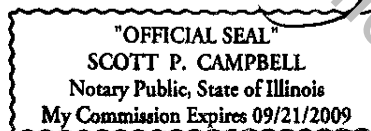
Dated December 22, 2005

Subscribed and sworn to before me by the said
Sarah Riley

This 22nd day of December, 2005

Notary Public

GRANTEE:



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.)

180 NORTH LASALLE, SUITE 3700 CHICAGO, ILLINOIS 60601 PHONE (312) 606-3200 FAX (312) 606-3232