

UNOFFICIAL COPY

WARRANTY DEED - STATUTORY (ILLINOIS)

THE GRANTOR: MBC V, LLC, a Delaware Limited Liability Company created and existing under and by virtue of the laws of the State of Delaware, and duly authorized to transact business in the State of Illinois for and in consideration of the sum of TEN AND no/100, (\$10.00) DOLLARS, in hand paid, and pursuant to authority given the Board of Directors of said corporation, CONVEYS AND WARRANTS to:



Doc#: 0600635490 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/06/2008 02:10 PM Pg: 1 of 4

MONTALBANO BUILDERS, INC.,
an Illinois Corporation

2208 Midwest Road, Oak Brook, Illinois 60523

The following described real estate situated in the County of ~~Will~~ in Illinois to wit:
Cook

(RECORDER'S USE ONLY)

SEE ATTACHED EXHIBIT A

SUBJECT TO: 1) real estate taxes not yet due and payable; 2) covenants, conditions, and restrictions of record; 3) easements existing or of record; 4) building, building line and use or occupancy restrictions; 5) acts done or suffered by Buyer; 6) applicable ordinances of the Village of Matteson; 7) special taxes or assessments not yet levied; 8) any exceptions to title which are insured over by the title insurer; 9) Condominium and/or Homeowner's Association Documents applicable to the Property, if and; 10) any matters caused by or relating to acts of purchaser or any party claiming by, through or under purchaser.

3 pg
LSS
A

Permanent Real Estate Index Number(s): 31-19-400-004
address of Real Estate: 6501 Old Plank Boulevard
Matteson, Illinois 60443

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and Secretary this 23rd day of September, 2005.

MBC V, LLC, a Delaware Limited Liability Company

BY: Anthony Montalbano
ANTHONY MONTALBANO, President and Secretary

10/6

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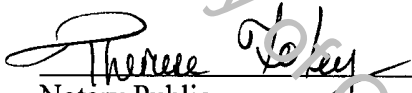
BUX 300-671

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STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that ANTHONY MONTALBANO personally known to me to be the PRESIDENT AND SECRETARY of MBC V, LLC., a Delaware Limited Liability Company whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such PRESIDENT AND SECRETARY, he signed and delivered the said instrument and caused the company seal of said company to be affixed thereto, pursuant to authority given by the Board of Directors of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 23rd day of September, 2005.



Notary Public

This instrument was prepared by:

Michael McGurn
Montalbano Builders, Inc.
2208 Midwest Road
Oak Brook IL 60523



Therese Foley

MAIL SUBSEQUENT TAX BILLS AND RECORDED DEED TO:

Montalbano Builders, Inc.
2208 Midwest Road
Oak Brook, Illinois 60523

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

09/23/05
Date
Therese Foley, Agent
Buyer, Seller, or Representative
Montalbano Builders, Inc.

WARRANTY DEED

MBC V, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

TO

MONTALBANO BUILDERS, INC.,
AN ILLINOIS CORPORATION

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Exhibit A

LOT 75 IN THE POINTE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 2005 AS DOCUMENT 0509444003, IN COOK COUNTY, ILLINOIS.

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 and hold title to real estate under the laws of the State of Illinois.

Dated 12-21-, 2005 Signature: *[Signature]*
Grantor or Agent

Subscribed and sworn to before me by the
said AKA Fivedi
this 21st day of December
2005.

[Signature]
Notary Public



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 12-21, 2005 Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before me by the
said AKA Fivedi
this 21st day of December
2005.

[Signature]
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.]