

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

(Individuals to Corporation)



Doc#: 0614612091 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/26/2006 12:39 PM Pg: 1 of 3

THE GRANTORS, Gil Luancing and Esmeralda Luancing, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, CONVEY and WARRANT to the GRANTEE, Beneficial Illinois Inc. d/b/a Beneficial Mortgage Co. of Illinois, 961 Weigel Drive, Elmhurst, Illinois 60126, all interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

Parcel 1: Unit 3 in 3934 Argyle Condominium Association as delineated on a survey of the following described real estate: Lot 1 in George W. Spikings Subdivision of the South 125 feet of the East 124 feet of the West 264 feet of Block 2 of Spikings Subdivision of the West 60 acres (except the Northwest 13 acres thereof) of the Southwest ¼ of Section 11, Township 40 North, Range 13, 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 002097303, together with its undivided percentage interest in the common elements, all in Cook County, Illinois

Parcel 2: The exclusive right to the use of P-1, 1 limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document 0020979303, in Cook County, Illinois

Permanent Index Nos. 13-11-305-031-1003

Common Address: 3934 W. Argyle - Unit 3  
Chicago, Illinois 60625

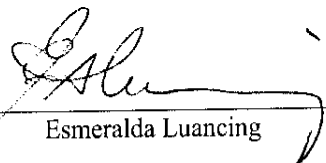
SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Building lines and building laws and ordinances, use or occupancy restrictions; (c) Zoning laws and ordinances which conform to the present usage of the premises; (d) Public and utility easements which serve the premises; and (e) Public roads and highways, if any.

Together with all hereditaments and appurtenances thereunto belonging, or appertaining thereto, and all reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the parties of the first part, either in law or equity, in and to the above-described premises; TO HAVE AND TO HOLD the said premises as above-described, with the appurtenances, unto the said party of the second part, its successors and assigns, forever.

Said parties of the first part, for themselves and their successors, does hereby represent, covenant, promise and agree, to and with said party of the second part, its successors and assigns, that they have not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner, encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, they WILL WARRANT AND FOREVER DEFEND.

HEREBY RELEASING AND WAIVING all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

  
\_\_\_\_\_  
Gil Luancing

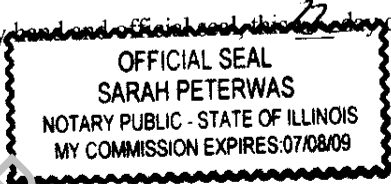
  
\_\_\_\_\_  
Esmeralda Luancing

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STATE OF ILLINOIS )  
 )        §§  
COUNTY OF COOK    )

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named Gil Luancing and Esmeralda Luancing, personally known to me to be the same persons who subscribed to the foregoing instrument, personally 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 official seal, this 12 day of May 2006.



Sarah Peterwas  
Notary Public

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Prepared by: James A. Larson, Esq.  
Larson & Nierling  
230 W. Monroe - Suite 2220  
Chicago, Illinois 60606

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Mail to: James A. Larson, Esq.  
Larson & Nierling  
230 W. Monroe - Suite 2220  
Chicago, Illinois 60606

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Send Tax Bills to: Beneficial Illinois Inc.  
Attention: Tax Department  
961 Weigel Drive  
Elmhurst, Illinois 60126

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THIS DEED IS EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER 35 ILCS 200/31-45(1)(2006).

EXEMPTION CLAIMED BY: James A. Larson  
James A. Larson

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 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 22 MAY, 2006

Signature *James A*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID JAMES A. CARSON  
THIS 22 DAY OF MAY,  
2006.



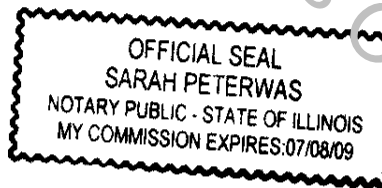
NOTARY PUBLIC *Sarah Peterwas*

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 22 MAY, 2006

Signature *James A*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID JAMES A. CARSON  
THIS 22 DAY OF MAY,  
2006.



NOTARY PUBLIC *Sarah Peterwas*

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.]