

# UNOFFICIAL COPY

**THIS INSTRUMENT WAS  
PREPARED BY:**

Todd L. Erdman, Esq.  
Harris Kessler & Goldstein LLC  
640 North LaSalle Street  
Suite 590  
Chicago, Illinois 60610  
(312) 280-0111

**Property Address:**

3231 W. Fulton  
Chicago, Illinois 60624

**Tax Identification Number:**

16-11-408-030-0000



Doc#: 0616726162 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/16/2006 03:40 PM Pg: 1 of 4

## WARRANTY DEED

Statutory (ILLINOIS)

**THE GRANTOR, EVELYN BUCKLEY**, a married woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to the Grantee, BNA Holdings, LLC, an Illinois series limited liability company, Series: **BNA Holdings, LLC 3231 West Fulton**, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois; to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A**

Exempt under provision of Paragraph E, Section 4 of the Real Estate Transfer Act.

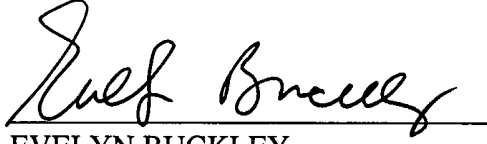
Date May 30 2006 By Evelyn Buckley  
Evelyn Buckley

**This Property is not Homestead Property.**

SUBJECT ONLY TO (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning and building laws and ordinances; (c) acts done or suffered by Grantee or anyone claiming by, through, or under Grantee; (d) easements, agreements, conditions, covenants, and restrictions of record, if any; and (e) leases and licenses affecting the property.

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DATED as of the 30<sup>th</sup> day of May, 2006

  
EVELYN BUCKLEY

STATE OF ILLINOIS     )  
  )     SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, EVELYN BUCKLEY, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30<sup>th</sup> day of May, 2006.

  
NOTARY PUBLIC



**MAIL TO:**

**Todd L. Erdman  
Harris Kessler & Goldstein LLC  
640 N. LaSalle Street  
Suite 590**

**SEND SUBSEQUENT TAX BILLS TO:**

**Greenleaf Property Management, LLC  
4635 North Milwaukee  
Chicago, Illinois 60630**

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## EXHIBIT A

### Legal Description

LOT 13 IN THE SUBDIVISION IN THE NORTH 1/2 OF LOT 7 IN TYRRELL, BARRETT AND KERFOOTS SUBDIVISION OF THE SOUTHEAST 1/3 (NORTH OF LAKE STREET) IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 3231 W. Fulton, Chicago, Illinois 60024

Property Index Number: 16-11-408-030-0000

Property of Cook County Clerk's Office

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## STATEMENT FOR GRANTOR OR 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 May 30, 2006

Signature: *Evelyn Boncelly*  
Grantor or Agent

SUBSCRIBED AND SWORN to before me by this 30<sup>th</sup> day of May, 2006



*Gabrielle A. Majewski*  
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 May 30, 2006

Signature: *Evelyn Boncelly*  
Grantee or Agent

SUBSCRIBED AND SWORN to before me this 30 day of May, 2006



*Gabrielle A. Majewski*  
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.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 31-45 of the Illinois Real Estate Transfer Tax Law.)