

# UNOFFICIAL COPY

STC 15477 **WARRANTY DEED**

THIS INDENTURE WITNESSETH,

That the Grantor, **3045 W. IRVING PARK LLC**, an Illinois corporation, 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 the following described real estate is located,



Doc#: 0617856143 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/27/2006 10:33 AM Pg: 1 of 2

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **W 3045 IRVING PARK ROAD, LLC**, an Illinois limited liability company whose address is: 8521 North Saint Louis, Skokie, Illinois 60076 all interest in the following described real estate, to-wit:

LOTS 4, 5 AND 6 IN BLOCK 3 IN WILLIAM E. HATTERMANS IRVING PARK BOULEVARD SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; and unconfirmed special governmental taxes or assessments.

Permanent Real Estate Index Number: 13-24-102-004-0000; 13-24-102-005-0000; and 13-24-102-040-0000

Commonly known as: 3045-49 West Irving Park Road, Chicago, Illinois

City of Chicago

Dept. of Revenue

443786

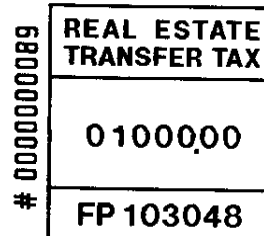
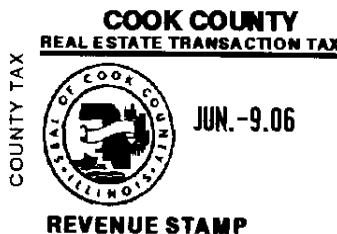
05/31/2006 15:38 Batch 14385 67



Real Estate

Transfer Stamp

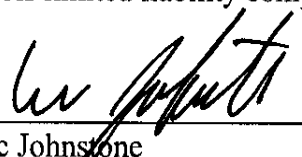
\$15,000.00



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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of this \_\_\_\_ day of May, 2006.

**3045 W. IRVING PARK LLC,**  
an Illinois limited liability company

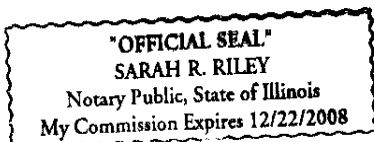
By:   
Eric Johnstone  
Its: Manager

State of Illinois )

County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Eric Johnstone, Manager of **3045 W. IRVING PARK LLC**, an Illinois limited liability company, 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, sealed and delivered the said instrument as his 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 notarial seal this 11<sup>th</sup> day of May, 2006.



  
Notary Public

After Recording Mail to:  
Carl P. Palladinetti, Esq.  
4024 West Montrose  
Chicago, Illinois 60641

Send Subsequent Tax Bills to:  
W 3045 Irving Park Road, LLC  
3045-49 W. Irving Park Rd.  
Chicago, Illinois 60618

This Instrument Was Prepared by: Horwood Marcus & Berk Chartered  
Whose Address Is: 180 N. LaSalle Street, Suite 3700, Chicago, IL 60601

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