

UNOFFICIAL COPY



Doc#: 0624041010 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/28/2006 09:52 AM Pg: 1 of 3

2009804/m & m/2073
WARRANTY DEED
ILLINOIS STATUTORY

Send Subsequent Tax Bills to:

Brian W. Scruggs and Marilyn J. Esters
1201 W. Adams, Unit 703 & 704
Chicago, Illinois 60607

Mail to:

Mary York
Mulryan and York, P.C.
4001 N. Wolcott Avenue
Chicago, Illinois 60613

This Instrument was prepared by:

Joseph D. Palmisano
ATTORNEY AT LAW
19 S. LaSalle Street, Suite 900
Chicago, Illinois 60603

M.G.R. TITLE

THE GRANTOR, **PROVINCE, L.L.C.**, an Illinois Limited Liability Company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & No/100 Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, **CONVEYS AND WARRANTS** to

BRIAN W. SCRUGGS and MARILYN J. ESTERS, husband and wife,
as Tenants by the Entirety and not as Joint Tenants and not as Tenants in Common

of 1831 S. Prairie, Chicago, Illinois the following property situated in the County of Cook in the State of Illinois, to wit:

UNITS P-1 AND P-2 IN THE PROMENADE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 THROUGH 6 AND THE EAST 2.21 FEET OF LOT 7 INCLUSIVE IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020240583, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Address: **1201 W. Adams, Units P-1 and P-2, Chicago, Illinois 60607**

Permanent Real Estate Index Number: **17-17-113-116-1081 and 17-17-113-116-1082**

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2006 and subsequent.

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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 Manager this 17th day of August, 2006.

PROVINCE, L.L.C.,
an Illinois limited liability company

BY: X [Signature]
William Senne, Manager

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that WILLIAM SENNE, personally known to me to be the Manager of PROVINCE, L.L.C., an Illinois limited liability company, and 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 severally acknowledged that as such Manager he signed and delivered his said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as his 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 17 day of August, 2006.

[Signature]
NOTARY PUBLIC



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

8/17/06
Date

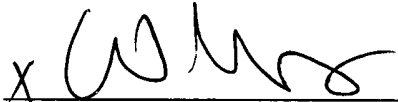
X [Signature]
Buyer, Seller or Representative

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

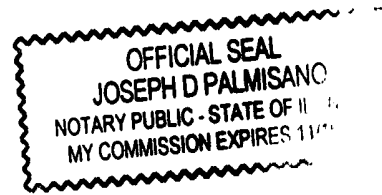
Dated August 11, 2006

Signature: X 

Subscribed and sworn to before me
this 11th day of August, 2006

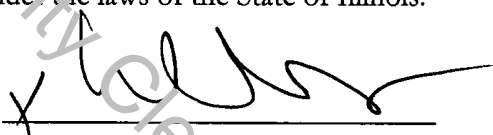


Notary Public

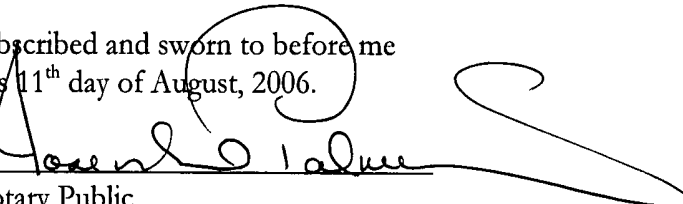


The grantee or his agent affirms and verifies that the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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.

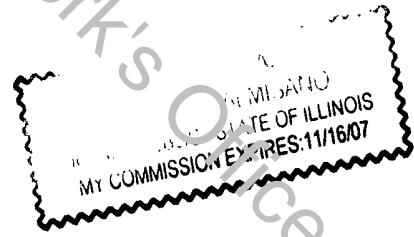
Dated August 11, 2006

Signature: X 

Subscribed and sworn to before me
this 11th day of August, 2006.



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