

# UNOFFICIAL COPY

**This document was prepared by:**

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Doc#: 0627831039 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/05/2006 10:47 AM Pg: 1 of 3

**After recording, mail to:**

Valerie J. Freireich  
Chuhak & Tecson, P.C.  
30 S. Wacker Drive  
Suite 2600  
Chicago, IL 60606

## WARRANTY DEED

THIS WARRANTY DEED is made as of this 2<sup>nd</sup> day of October, 2006, by Steinschneider Family Partnership, an Illinois general partnership with its principal office and place of business located at 844 Hibbard Road, Winnetka, Illinois ("Grantor"), to New Division, LLC, an Illinois corporation, of 1930 W. Division, Chicago, Illinois ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by Grantor, by these presents does hereby CONVEY and WARRANT to Grantee, the property described to wit:

LOTS 24, 25 AND 26 IN BLOCK 2 IN J. PEACOCK'S SUBDIVISION OF THE SOUTH 6 ACRES OF THE WEST 10 ACRES OF THE SOUTH 25 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX INDEX NUMBER: 17-06-226-021-0000

COMMONLY KNOWN STREET ADDRESS: 1930-32 W. Division, Chicago, Illinois  
60622

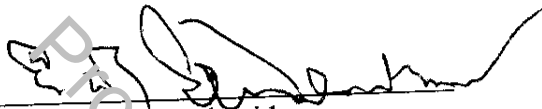
Subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; general real estate taxes for the year 2005 and subsequent years.

3pgs

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its General Manager as of the day and year first above-written.


GRANTOR:  
Steinschneider Family Partnership,  
an Illinois general partnership

By: x   
E. Rowan Steinschneider  
Its: General Partner

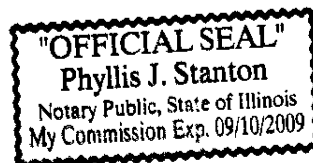
STATE OF Illinois )  
  )SS.  
COUNTY OF Will )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that E. Rowan Steinschneider, not individually, but as General Partner of the Steinschneider Family Partnership, an Illinois general partnership, 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 and delivered said instrument as his free and voluntary act in his capacity as General Partner of the Steinschneider Family Partnership and as the free and voluntary act of the Steinschneider Family Partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 2<sup>nd</sup> day of October, 2006.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9-10-09



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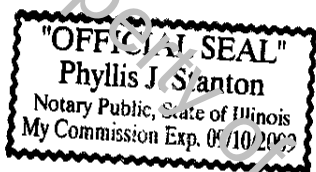
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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.

Date: Oct 2, 2006

By: [Signature]

SUBSCRIBED and SWORN to before me this 2<sup>nd</sup> day of October 2006.



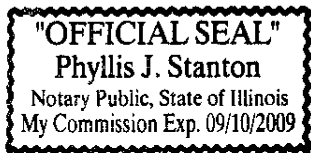
Phyllis J. Stanton  
NOTARY PUBLIC  
My commission expires: 9-10-09

The grantee or his/her 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.

Date: Oct 2, 2006

By: [Signature]

SUBSCRIBED and SWORN to before me this 2<sup>nd</sup> day of October, 2006



Phyllis J. Stanton  
NOTARY PUBLIC  
My commission expires: 9-10-09

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 5 of the Illinois Real Estate Transfer Act.]