

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)
(Individual to LLC)



Doc#: 0633308144 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/29/2006 11:32 AM Pg: 1 of 3

MAIL TO:
Freedman Anselmo Lindberg & Rappe LLC
1807 W. Diehl Road, Suite 333
Naperville, IL 60563

THE GRANTOR(S):
James D. Vance, a widower, of 720 S. Stone Avenue, LaGrange, Illinois, 60525, in the County of Cook, party of the first part, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE,

406 N. BEACH LLC

a Limited Liability Company, organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 720 S. Stone Avenue, LaGrange, Illinois, 60525, party of the second part, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

Permanent Real Estate Index Number(s): 15-33-414-061 and 15-33-415-013

Address(es) of Real Estate: 406 N. Beach Ave., LaGrange Park, IL 60525

SUBJECT TO:

(1) General real estate taxes for the year _____ and subsequent years. (2) Covenants, conditions and restrictions of record. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 16th day of November, 2006.

James O. Vance
James O. Vance

STATE OF)

COUNTY OF)

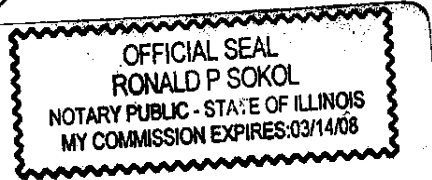
The foregoing instrument was acknowledged before me this 11-10-2006 by James O. Vance, a widower

[Signature] Notary Public

My commission expires 3/14/08

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT

TICOR TITLE INSURANCE COMPANY



TICOR TITLE

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of Paragraph 6 Section 4,

Real Estate Transfer Act

Date: 11/16/06

Signature: James O. Vance

TICOR TITLE

Prepared By:
Thomas J. Anselmo
Freedman Anselmo Lindberg & Rappe LLC
1807 W. Diehl Road, Suite 333
Naperville, IL 60563

594649

[Handwritten initials]

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000594649 OC
STREET ADDRESS: 406 N. BEACH AVE.
CITY: LAGRANGE **COUNTY:** COOK COUNTY
TAX NUMBER: 15-33-414-061-0000

LEGAL DESCRIPTION:

PARCEL 1: THE NORTH 74 FEET OF THE SOUTH 76.89 FEET OF LOT 5, IN BLOCK 'C', IN FREDERICK H. BARTLETT'S FIRST ADDITION TO PORTIA MANOR, BEING A SUBDIVISION OF THE EAST 790 FEET OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS PARCEL 2: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF THE EAST 790 FEET OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION, BEING ALSO THE WEST LINE OF FREDERICK H. BARTLETT'S FIRST ADDITION TO PORTIA MANOR, RECORDED AS DOCUMENT 5650787, AT A POINT BEING THE NORTHWEST CORNER OF LOT 7, IN BLOCK 'D', IN SAID ADDITION; THENCE WEST ALONG THE WESTWARD EXTENSION OF THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 40 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF THE SAID SOUTH EAST 1/4, A DISTANCE OF 1688.51 FEET, MORE OR LESS, TO THE FORMER SOUTH RIGHT OF WAY OF THE CHICAGO AND WEST TOWNS ELECTRIC RAILROAD (SUBURBAN RAILROAD); THENCE NORTHEASTERLY ALONG THE SAID RIGHT OF WAY LINE, SAID LINE BEING A CURVED LINE, CONVEX TO THE NORTHWEST, AND HAVING A RADIUS OF 548.69 FEET, AN ARC DISTANCE OF 35.7 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 2, IN BLOCK 28, IN H. O. STONE AND COMPANY ADDITION TO LA GRANGE PARK, RECORDED AS DOCUMENT 8339801, SAID POINT BEING ALSO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE SAID WEST LINE OF LOTS 2 TO 10, IN SAID BLOCK 28, TO THE CENTER OF GRANT AVENUE, A DISTANCE OF 529.33 FEET, MORE OR LESS; THENCE EAST ALONG THE SAID CENTER OF GRANT AVENUE, A DISTANCE OF 8.89 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 790 FEET OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION; THENCE SOUTH ALONG THE SAID WEST LINE, A DISTANCE OF 1176.31 FEET, MORE OR LESS, TO THE POINT OF THE BEGINNING, (EXCEPTING THE SOUTH 458 FEET THEREOF; ALSO EXCEPTING THAT PART THEREOF, LYING NORTH OF A LINE WHICH IS AN EXTENSION WEST OF THE SOUTH LINE OF LOT 1, IN BLOCK 'C', IN BARTLETT'S FIRST ADDITION, AFORESAID), LYING WEST OF AND ADJOINING THE NORTH 74 FEET OF THE SOUTH 76.89 FEET OF LOT 5, IN BLOCK 'C', IN FREDERICK H. BARTLETT'S FIRST ADDITION TO PORTIA MANOR, BEING A SUBDIVISION OF THE EAST 790 FEET OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SOUTH OF THE NORTH LINE OF THE SAID NORTH 74 FEET OF THE SOUTH 76.89 FEET OF LOT 5, IN BLOCK 'C', IN FREDERICK H. BARTLETT'S FIRST ADDITION TO PORTIA MANOR, BEING A SUBDIVISION OF THE EAST 790 FEET OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXTENDED WESTERLY AND NORTH OF THE SOUTH LINE OF THE SAID NORTH 74 FEET OF THE SOUTH 76.89 FEET OF LOT 5, IN BLOCK 'C', IN FREDERICK H. BARTLETT'S FIRST ADDITION TO PORTIA MANOR, BEING A SUBDIVISION OF THE EAST 790 FEET OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXTENDED WESTERLY, IN COOK COUNTY, ILLINOIS.

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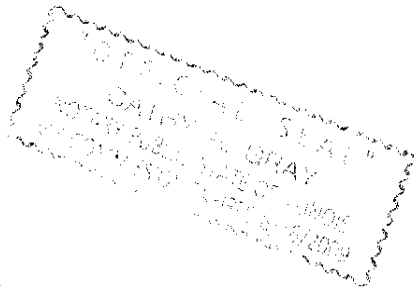
STATEMENT BY GRANTOR AND GRANTEE

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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated November 29, 2006 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Agent
this 29 day of November
2006.

[Signature]
Notary Public

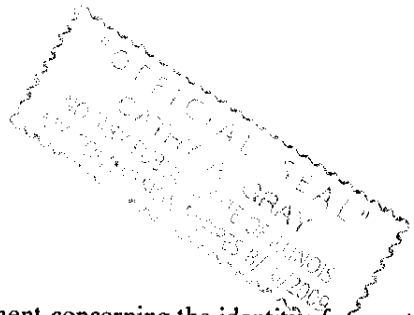


The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated November 29, 2006 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Agent
this 29 day of November
2006.

[Signature]
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.

[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.]