

UNOFFICIAL COPY



WARRANTY DEED
INDIVIDUAL TO LLC

Doc#: 0705326286 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/22/2007 04:31 PM Pg: 1 of 3

ILLINOIS

07010014-6004-3054
EXETER TITLE COMPANY - FILE #
Phone (312) 641-1244 Fax (312) 641-1241

Above Space for Recorder's Use Only

THE GRANTOR(S) Zola M. Upchurch, Josephine Cathcy Williams by Zola M. Upchurch, attorney-in-fact, Robert L. Sanders by Zola M. Upchurch, attorney-in-fact, Victor R. Sanders, by Zola M. Upchurch, attorney-in-fact, Anthony R. Sanders, by Zola M. Upchurch, attorney-in-fact, Linda Y. Sanders, by Zola M. Upchurch, attorney-in fact, and Rick Sanders of the City of Chicago County of Cook State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to F&C Realty LLC a limited liability company created and existing under and by virtue of the Laws of the State of Illinois having its principal office at 1606 W North Avenue, Chicago, IL 60622, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2006 and subsequent years; Covenants, conditions and restrictions of record, if any; all exceptions set forth in December 28, 2006 Real Estate Sales Contract.

Permanent Real Estate Index Number(s): 25-21-334-004-0000
Address(es) of Real Estate: 447 W. 118th Street, Chicago, Illinois, 60628

The date of this deed of conveyance is February 15, 2007.

Zola M. Upchurch
(SEAL) Zola M. Upchurch

Josephine Cathcy-Williams
(SEAL) Josephine Cathcy-Williams, by Zola M. Upchurch, attorney-in-fact

Robert L. Sanders, by Zola M. Upchurch
(SEAL) Robert L. Sanders, by Zola M. Upchurch, attorney-in-fact

Victor R. Sanders, by Zola M. Upchurch
(SEAL) Victor R. Sanders, by Zola M. Upchurch, attorney-in-fact

Lynda Y. Sanders, by Zola M. Upchurch
Lynda Y. Sanders, by Zola M. Upchurch, attorney-in-fact

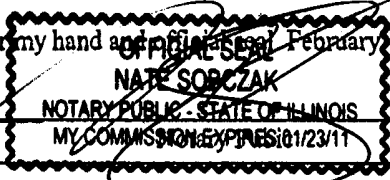
Rick Sanders
Rick Sanders

Anthony R. Sanders
Anthony R. Sanders, by Zola M. Upchurch, attorney-in-fact

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Zola Upchurch, individually, and as attorney-in-fact for Josephine Cathcy-Williams, Robert L. Sanders, Victor R. Sanders, Anthony R. Sanders, Lynda Y. Sanders, and Anthony R. Sanders and Rick Sanders, individually, personally known to me to be the same person(s) whose name(s) is(arc) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires) 12/23/11

Given under my hand and official Seal February 15, 2007




received

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STATE TAX

STATE OF ILLINOIS



FEB. 22. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000005987

REAL ESTATE TRANSFER TAX
0005200
FP 103041

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



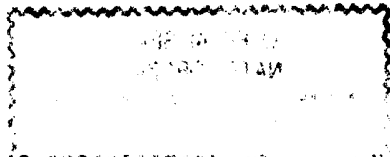
FEB. 22. 07

REVENUE STAMP

0000019451

REAL ESTATE TRANSFER TAX
0002600
FP 103042

Property of Cook County Clerk's Office



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“ Exhibit A “

THE EAST 31 FEET OF THE WEST 34 FEET OF LOT 3 (EXCEPT THE EAST 1 FOOT OF THE SOUTH 50 FEET OF SAID 34 FEET) IN BLOCK 4 IN A. O. TAYLOR'S ADDITION TO PULLMAN IN SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 447 West 118th Street, Chicago, IL 60628

Property of Cook County Clerk's Office

City of Chicago
Dept. of Revenue
493866
02/22/2007 14:49



Real Estate
Transfer Stamp
\$390.00

Batch 09301 71