

UNOFFICIAL COPY

W/N 8795179 pu 10/1

WARRANTY DEED LLC to Individual Statutory (ILLINOIS)

The GRANTOR, DIVERSIFIED II, LLC, a limited liability company created and existing under and by virtue of the Laws of the State of Illinois, of the Village of Elmwood Park, County of Cook, State of Illinois, in consideration of Ten & 00/100 (\$10.00), and other good and valuable consideration in hand paid, Conveys and Warrants to:

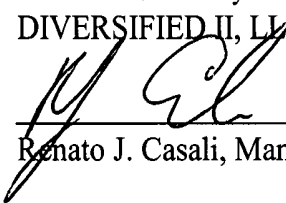
RUSSELL SMALL and ROSE MARIE SMALL, husband and wife, as joint tenants as to an undivided three quarters (75%) ownership interest, and ROSEMARIE BIANCALANA, a widow not since remarried, as sole owner to an undivided one quarter (25%) ownership interest, as tenants in common, with the no right of survivorship, as to each other's ownership interest.

2246 N. 77th AVE, ELMWOOD PARK, IL

all interest in the following described Real Estate situated in the County of COOK, State of Illinois, to wit:

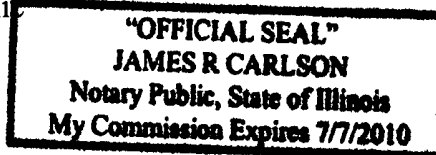
Subject to general real estate taxes not due and payable at time of Closing, and public utility easements, restriction and protective covenants of record. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, grantees to have and to hold the premises forever as indicated above.

Permanent Real Estate Index Number: 12-25-225-015-0000
Address of Real Estate: 2807 N. 75TH CT., UNIT 2C, ELMWOOD PARK, IL 60707
DATED this 16th day of February, 2007
DIVERSIFIED II, LLC an Illinois limited liability company

 (SEAL)
Renato J. Casali, Manager/Member

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 Renato J. Casali, personally known to me to be the Manager/Member of DIVERSIFIED II, LLC, an Illinois limited liability company 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 waiver of homestead.
Given under my hand and official seal this 16TH day of February, 2007

 Commission expires: July 7, 2010
Notary Public



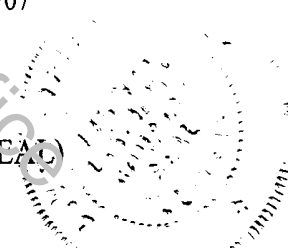
BOX 333-CT

Doc#: 0708235056 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/23/2007 08:07 AM Pg: 1 of 2



Village of Elmwood Park
Real Estate Transfer Stamp

1199.00



UNOFFICIAL COPY

PARCEL 1

UNIT 2C IN DIVERSEY COURT II CONDOMINIUM,
THE WEST 40 FEET OF LOT 13 IN ELMWOOD PARK GARDENS, A SUBDIVISION
OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 25, TOWNSHIP 40, RANGE 12, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS,
WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT NO 0635309029 TOGETHER WITH
ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


PARCEL 2

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE G-2 AND STORAGE SPACE
S-2 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY
ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT
NO 0635309029.

This instrument was prepared by:

JAMES R. CARLSON
7601 W. Montrose Avenue
Norridge, Illinois 60706

STATE OF ILLINOIS



MAR. 22. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000037177

REAL ESTATE TRANSFER TAX
00240.00
FP 103032


MAIL TO:

Peter N. Silvestri
7715 W. Armitage
Elmwood Park, IL 60707

SEND SUBSEQUENT TAX BILLS TO:
RUSSELL AND ROSE MARIE SMALL
ROSEMARIE BIANCALANA
2807 N. 75TH COURT, UNIT 2C, ELMWOOD PARK, IL 60707

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAR. 22. 07

REVENUE STAMP

0000037281

REAL ESTATE TRANSFER TAX
00120.00
FP 103034