

UNOFFICIAL COPY



Doc#: 0709339162 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/03/2007 03:38 PM Pg: 1 of 5

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTORS, DEREK GILROY, a single person, and MICHAEL W. GILROY, a married man, with an address of 1307 West Erie, City of Chicago, County of Cook, and State of Illinois, not as tenants in common, but as JOINT TENANTS, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to MASA REAL ESTATE PARTNERS LLC, an Illinois limited liability company, with an address of 1307 West Erie, City of Chicago, County of Cook, and State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number: 17-08-119-008-0000
Address of Real Estate: 1307 West Erie, Chicago, Illinois 60622

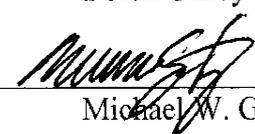
Dated this 3rd day of April, 2007.

[SIGNATURE PAGE FOLLOWS]

UNOFFICIAL COPY



 Derek Gilroy

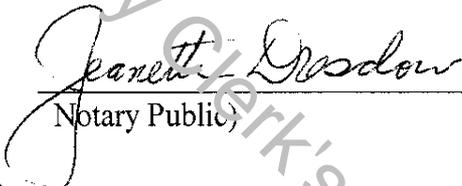


 Michael W. Gilroy

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, Jeanette Dresdow a Notary Public, in and for and residing in said County, in the State aforesaid, do hereby certify that DEREK GILROY, a single person, who is 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of April, 2007.



 Notary Public)

My Commission Expires: December 27, 2008



UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Jeanette Dresdow, a Notary Public, in and for and residing in said County, in the State aforesaid, do hereby certify that MICHAEL W. GILROY, a married person, who is 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of April, 2007.

Jeanette Dresdow

(Notary Public)

My Commission Expires: December 27, 2008



**EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, Section 31-45,
REAL ESTATE TRANSFER TAX LAW**

DATE: April 3rd, 2007
Signature of Buyer, Seller or Representative

Prepared By:
John T. Roselli, Esq.
Fuchs & Roselli, Ltd.
440 West Randolph Street, Suite 500
Chicago, Illinois 60606

Mail To:
John T. Roselli, Esq.
Fuchs & Roselli, Ltd.
440 West Randolph Street, Suite 500
Chicago, Illinois 60606

Name & Address of Taxpayer:
MASA Real Estate Partners LLC
c/o Derek Gilroy
1307 West Erie
Chicago, Illinois 60622

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 102 IN BLOCK 2 IN ASSESSOR'S DIVISION OF THE EAST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property: 1307 West Erie, Chicago, IL 60622

P.I.N.: 17-08-119-008-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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: April 3, 2007

Signature:

[Handwritten Signature]
Grantor or Agent / Attorney

Subscribed and sworn to before me by the said John T. Roselli this 3rd day of April, 2007.

Notary Public

[Handwritten Signature: Jeanette Dresdow]



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

Dated: April 3, 2007

Signature:

[Handwritten Signature]
Grantee or Agent / Attorney

Subscribed and sworn to before me by the said John T. Roselli this 3rd day of April, 2007.

Notary Public

[Handwritten Signature: Jeanette Dresdow]



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.]