

# UNOFFICIAL COPY



Doc#: 0711542000 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/25/2007 08:05 AM Pg: 1 of 2

WARRANTY DEED  
Statutory (ILLINOIS)

BR 5226952 Munden CTC 1043 no abs

THE GRANTOR, The Lucas Group, Inc., an Illinois corporation, of the City of Chicago, County of Cook State of Illinois for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, Michael Cisternino the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Parcel 1: 2331-F: THE NORTHEAST 18.50 FEET OF THE SOUTHWEST 123.82 FEET OF THE SOUTHEAST 52.50 FEET OF THE FOLLOWING DESCRIBED PARCEL, SAID PARCEL DESCRIBED AS: LOTS 28, 29, 30, 31 AND 32, TAKEN AS A TRACT, IN BLOCK 6 IN FULLERTON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Parcel 2: Easements for ingress and egress for the benefit of Parcel 1 as created by Declaration of Lister Gardens Townhome Owners Association recorded June 27, 2001 as Document Number 0010566217 and by Declaration recorded June 13, 2000 as Document Number 00434240.

Subject to: covenants, conditions, and restrictions of record, public and utility easements, existing leases and tenancies, special governmental taxes or assessment for improvements not yet completed unconfirmed special governmental taxes or assessments, general real estate taxes for the year 2006 and subsequent years; TO HAVE AND TO HOLD said premises forever.

PIN: 14-31-204-052-0000

Address of Real Estate: 2331 F North Lister Avenue, Chicago, IL 60614

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, this 16 day of April, 2007

The Lucas Group, Inc.  
an Illinois corporation

By: 2 - md

Larry Gould

Its: President

BOX 334

2/2

# UNOFFICIAL COPY

State of Illinois        )  
   )ss  
 County of Cook        )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Larry Gould, personally known to me to be the President of The Lucas Group, Inc., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth.

Given under my hand and official seal this 16 day of April, 2007.

Carrie Armstrong  
 Notary Public  
 My commission expires: 5/14/11



**This instrument was prepared by:**


Harlan D. Kahn, Esq.  
 Bronson & Kahn LLC  
 150 North Wacker Drive  
 Suite 1400  
 Chicago, IL 60606


**Record and Mail to:**


Ira Kaufman, Esq.  
 566 West Lake, Suite 410  
 Chicago, Illinois 60661

**Send Subsequent Tax Bills to:**

Michael Cisternino  
 2331 North Lister, Unit F  
 Chicago, Illinois 60614

CITY TAX  APR. 18.07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 000015436	<b>REAL ESTATE TRANSFER TAX</b>
		0300000
		FP 102805

STATE TAX  APR. 18.07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000101621	<b>REAL ESTATE TRANSFER TAX</b>
		0040000
		FP 102808

COUNTY TAX  APR. 18.07 REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000101857	<b>REAL ESTATE TRANSFER TAX</b>
		0020000
		FP 102802