OUITCLAIM DEED -

UNOFFICIAL COPY

GRANTOR, Peter Nuygen, of 2920 North Paulina Street, of the City of Chicago, in the County of Cook, in the State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUITCLAIMS to the GRANTEE, Western Dragon, L.L.C. a limited liability company organized and existing under and by virtue of the laws of the State of Illinois, all interest in the following described real estate:



Doc#: 0712854140 Fee: \$28.50 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 05/08/2007 12:57 PM Pg: 1 of 2

J

For Recorder's Use

LOT 33 IN GARFIELD ADULEVARD ADDITION TO CHICAGO BEING A SUBDIVISION OF LOT 1 IN BLOCK 3 AND LOT 1 IN BLOCK 4 IN THE CIRCUIT COURT PARTITION OF THE WEST ½ OF THE SOUTH WEST 1/4 OF SECTION 14, TOWNSHIP 39. NORTH, RANGE 13 FAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-14-310-009-0000

COMMONLY KNOWN AS: 3837 West Lexington Street, Chicago, Illinois 60624-3642

SUBJECT TO: (1) Real estate taxes for the year 2005 and subsequent years. (2) Covenants, conditions and restrictions apparent or of record. (3) All applicable zoning laws and ordinances;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises in fee simple absolute forever.

Exempt under provisions of Paragraph E, Section

4 of the Real Estate Transfer Tax Act.

DATED this 19 day of January 2007

Peter Muygen

On this 19 day of January, 2007. appeared before rie Peter Nuygen, personally mown to me, and acknowledged that he signed the foregoing instrument as his free and voluntary act.

STATE OF ILLINOIS

COUNTY OF COOK)

OFFICIAL SEAL KRYSTAL N KLIMEK

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/19/09

Deed prepared by:

Joerg Seifert Joerg Seifert Ltd P.C. 263 North York Road, Suite 201 Elmhurst, Illinois 60126 Send tax bill to:

Western Dragon, L.L.C. Peter Nuygen 2920 North Paulina Street Chicago, Illinois 60657 After recording return to:

Joerg Seifert
Joerg Seifert Ltd P.C.
263 North York Road, Suite 201
Elmhurst, Illinois 60126

The preparer of this deed has made no title search or caused to be made any survey of said premises and expresses no opinion as to the state of title or physical accuracy of description.

0712854140 Page: 2 of 2

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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 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 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.

Date: January 19, 2007

Signature:

Grantor or Agent atty

SUBSCRIBED and SWORN to be ore me on

OFFICIAL SEAL
KRYSTAL N KLIMEK
NOTAR / PUBLIC - STATE OF ILLING S
MY COMMISSION EXPIRES:09/19/09

Krystal M. Klimele.

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 under 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.

Date: January 19, 2007

Signature:

Grantie or Agent

SUBSCRIBED and SWORN to before me on

OFFICIAL SEAL
KRYSTAL N KLIMEK
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/19/09

Krystal M. Klimek

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 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 Act.]