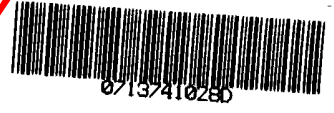


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UNOFFICIAL COPY

SPECIAL WARRANTY DEED
INDIVIDUAL TO LLC



Doc#: 0713741028 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/17/2007 09:40 AM Pg: 1 of 3

THE GRANTOR: Eddie Zipperstein and Dana Zipperstein, as joint tenants with rights of survivorship, of the city of Chicago, County Cook, State of Illinois for and in consideration of Ten Dollars and 00/100s DOLLARS in hand paid, CONVEY(s) and WARRANT(s) to:

M.G.R. TITLE

4024 ASHLAND, LLC, an Illinois Limited Liability Company, a limited liability company created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address, 6655 Tower Circle, Lincolnwood, Illinois 60712, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ON REVERSE SIDE

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the state of Illinois.

Address(es) of Real Estate: 1414 W. Blackhawk, Chicago, IL 60622
Permanent Real Estate Index Number: 17-05-120-024-0000

DATED this 14 Day of May, 2007

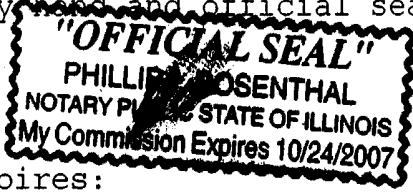
Please print or type Names(s) below signature(s):

Eddie Zipperstein (SEAL) Dana Zipperstein (SEAL)

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 Eddie Zipperstein and Dana Zipperstein, husband and wife, are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

Given under my hand and official seal, this 14 Day of May, 2007.



Notary Public

Commission Expires: _____

This instrument was prepared by Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712, 847-677-5100

Mail To:
Phillip I. Rosenthal
3700 W. Devon, #E
Lincolnwood, Illinois 60712

Send Subsequent Tax Bills To:
4024 ASHLAND, LLC
6655 Tower Circle
Lincolnwood, Illinois 60712

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 1 IN RESUBDIVISION OF THE EAST 83 FEET 4 INCHES OF LOTS 50, 55, AND 58 OF CLEAVER'S SUBDIVISION OF BLOCK 7 OF CANAL TRUSTEES BLOCK IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-05-110-024-000

Exempt under provisions of
Paragraph e , Section 4.
Real Estate Transfer Tax Act.

*Transk to
wholly owned
LLC*

Date

Buyer, Seller or Representative

Property of Cook County Clerk's Office

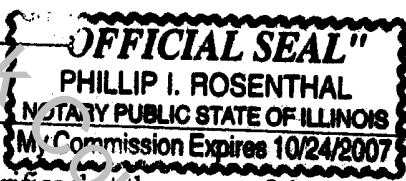
UNOFFICIAL COPY

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 1/15, 2007 Signature: [Signature]
Grantor or Agent

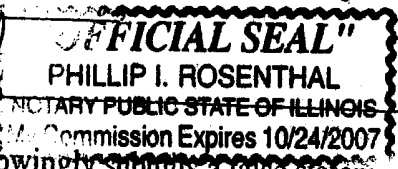
Subscribed and sworn to before me by the said [Signature] this 11 day of [Month] 2007.
Notary Public [Signature]



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 1/15, 2007 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 11 day of [Month] 2007.
Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)