

UNOFFICIAL COPY



Doc#: 0714540024 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/25/2007 09:45 AM Pg: 1 of 2

Stewart Title of Illinois
2 North LaSalle # 625
Chicago, Illinois 60602
312-849-4243
STCIL

521403
STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

Property of Cook County Clerk's Office

WARRANTY DEED

13-21-118-010

5331 West Grace St.
Chicago, IL 60641

ALTA COMMITMENT
Schedule B - Exceptions Cont.
File Number: TM237733
Assoc. File No: 27113

STEWART TITLE
GUARANTY COMPANY
HEREIN CALLED THE COMPANY
COMMITMENT - LEGAL DESCRIPTION

Lot 2 in Mat Sundene's resubdivision of lot 3 in Koester and Zander's Grace Street addition to West Irving Park a subdivision of the south 1/2 of the west 1/2 of the east 1/2 of the northwest 1/4 of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois

2PG
C.F.

UNOFFICIAL COPY

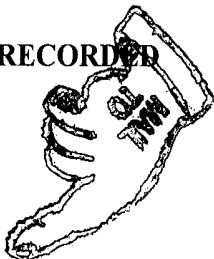
PREPARED BY & MAIL RECORDED

DEED TO:

Peter Fricano
Attorney at Law
2190 Gladstone Ct., Suite A
Glendale Heights, IL 60139

MAIL TAX BILL TO:

David Neilsen
103 Valley View Drive
Oroville, CA 95966



STATE TAX

STATE OF ILLINOIS

MAY.21.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0030500 |
| FP 102804 |

0000040290

10/20
#531403

WARRANTY DEED
Statutory (Illinois)

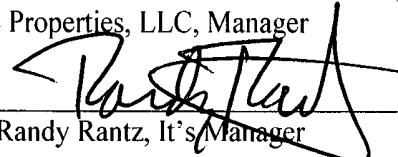
The Grantor, ADVANTAGE FINANCIAL PARTNERS, LLC, 2190 Gladstone Ct., Glendale Hts., IL 60139 for and in consideration of ten (\$10.00) dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to DAVID NEILSEN and TANNA NEILSEN, 103 Valley View Drive, Oroville, CA 95966, in JOINT TENANCY, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 13-21-118-010
Address of Real Estate: 5331 W. Grace St., Chicago, IL 60641

Dated this 20th day of April, 2007.

ADVANTAGE FINANCIAL PARTNERS, LLC
By: Safe Properties, LLC, Manager

By: 
Randy Rantz, It's Manager

CITY OF CHICAGO

CITY TAX

MAY.22.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0228750 |
| FP 102807 |

0000022631

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Randy Rantz, 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 and as the free and voluntary act and deed of said limited liability corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of April, 2007.

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAY.21.07

REVENUE STAMP

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0015250 |
| FP 102810 |

0000040070

Notary Public

OFFICIAL SEAL
PETER FRICANO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/01/10