MTC#2074473 TA UNOFFICIAL COPY

WARRANTY DEED CORPORATION GRANTOR

Doc#: 0721941094 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 08/07/2007 03:03 PM Pg: 1 of 2

The Grantor, JOHN SHERIDAN BUILDERS, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business 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 poid, and pursuant to the authority given by the Member of said limited liability company, CONVEYS and WARRANTS to DAVID B. NELSON* of 1947 N. Hudson, Unit C, CHICAGC, 'L 60614, County of Cook, State of Illinois, AB/NAB/BANA/ANA WIFE, AND INVESTMENT OF COOK and State of Illinois, to wit: *AN UNMARRIED MAN

LOT 18 IN AUGUST S. WEHRHEIM'S SUBDIVISION OF THE SOUTH ½ OF BLOCK 6 (EXCEPT THE WEST 250 FEET) IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF LINCOLN AVENUE IN THE NORTHWEST ¼ OF SECTION 29 TOWNSHIP 40 NORTH, RANGE 14, EAST CF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2006 and subsequent years;

PIN: 14-29-114-042-0000

COMMONLY KNOWN AS: 1308 W. WELLINGTON, CHICAGO, IL 60657

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 WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its Member and attested by its Member, this 3RD day of AUGUST 2007.

JOHN SHERIDAN BUILDERS, LLC, an lilinois limited liability company

By:

JOHN SHERIDAN, Member

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This Instrument Prepared By:

HAL A. LIPSHUTZ

1120 W. BELMONT AVE.

CHICAGO, IL 60657

Send subsequent tax bills to:

DAVID B. NELSON 1308 W. WELLINGTON

CHICAGO, IL 60657

lanes

JOHN ZAZAKIS

4315 N. LINCOLN CHICAGO, IL 60618

STATE OF ILLINOIS

COUNTY OF COOK

Dept. of Revenue

08/07/2007 10:25 Batch 07279 29

City of Chicago Real Estate ransfer Stamp 523932 \$11,790.00

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that JOHN SHERIDAN, Member of JOHN SHERIDAN BUILDERS, LLC, an Illinois limited liability company, is personally known to me to the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said limited liability corporation, for the uses and purposes set io:th. therein.

GIVEN under my hand and notarial seal, this 3rd day of At GAST 2007.

My commission expires:

"OFFICIAL SEAL HAL A. LIPSHUTZ NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES 9/28/2009



REVENUE STAMP





