

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0730611051 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/02/2007 11:56 AM Pg: 1 of 3

THE GRANTOR, JUJO REALTY COMPANY, INC., an Illinois corporation, of the city of Chicago and State of Illinois, for and in consideration of Ten and no/100 dollars (\$10.00) and other valuable consideration, in hand paid, **GRANT, BARGAINS** and **SELLS** to SKB INVESTMENTS, INC., an Illinois corporation, all interest in the following described real estate, located in Cook County, State of Illinois:

SEE EXHIBIT A ATTACHED HERETO

P.I.N.: 16-16-401-035-0000,
16-16-401-051-0000

Common Address:
4920-40 West Flournoy, Chicago, Illinois 60644

SUBJECT TO: covenants and restrictions of record; private, public and utility easements and roads and highways; party wall rights and agreements; unrecorded leases for current tenants; general real estate taxes for 2006 and subsequent years not yet due and payable; special assessments and taxes for improvements not yet completed; unconfirmed governmental assessments and taxes; acts done or suffered by, and judgments against Grantee or any person claiming or to claim by, through or under the Grantee.

DATED as of the 18th day
of June, 2007

JUJO REALTY COMPANY, INC.

By: Judith A. Vogt
Judith A. Vogt, president

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 Judith A. Vogt, personally known to me to be the same person(s) whose name(s) are/is subscribed to this instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her free and voluntary act(s), for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of June, 2007.

Franco Laterza
Notary Public
After recording, return to:
OFFICIAL SEAL
Franco Laterza
Notary Public, State of Illinois
My Commission Exp. 10/18/2007

This instrument prepared by:

Franco Laterza
Keegan, Laterza, Lofgren & Gleason, L.L.C.
566 West Adams St.
Suite 750
Chicago, Illinois 60661

Daniel M. Nelson
Nelson Law Office, P.C.
129 West Willow Ave.
Wheaton, Illinois 60187

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First American Title
Order # 1657926 / 15

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CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

OCT. 31.07

CITY TAX

00001537

REAL ESTATE TRANSFER TAX
 0431250
 FP 102812

00001537

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

OCT. 31.07

STATE TAX

00008562

REAL ESTATE TRANSFER TAX
 0057500
 FP 103027

00008562

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP

OCT. 31.07

COUNTY TAX

000048761

REAL ESTATE TRANSFER TAX
 0028750
 FP 103028

000048761

Property of Cook County Clerk's Office

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EXHIBIT A

PARCEL 1:

LOTS 42 THROUGH 51, BOTH INCLUSIVE AND THE WEST 4 FEET OF LOT 52 IN CHARLES F. SWIGART'S SUBDIVISION OF LOTS 173, 174, 175, 159 AND THE SOUTH 33 FEET OF LOT 158 IN SCHOOL TRUSTEE'S SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 42.5 FEET OF LOT 78 (EXCEPT THE EAST 6.07 FEET THEREOF) AND THE SOUTH 42.5 FEET OF LOT 79 THROUGH 83, BOTH INCLUSIVE, IN CHARLES F. SWIGART'S SUBDIVISION OF LOTS 173, 174, 175, 159 IN THE SOUTH 33 FEET OF LOT 158 IN SCHOOL TRUSTEE'S SUBDIVISION IN THE NORTH PART OF SECTION 16 TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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