

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0733909018 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/05/2007 09:49 AM Pg: 1 of 3

THE GRANTOR, VESTA INVESTMENTS, LLC., a limited liability company organized and operated under 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 (\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid,

and pursuant to authority given by the Members of said corporation **CONVEYS and WARRANTS** to **VESTA HOME SOLUTIONS, LLC**, a limited liability company organized and operated under the laws of the State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 13 and the North 1/2 of lot 12 in Block 1 in Hillstrom and Black's south Michigan Avenue Subdivision, a subdivision of the South 1/2 of Block 16 and the West 1/2 of the South 1/2 of Block 15 in 1st Addition to Kensington in the Northwest 1/4 of Section 27, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County;

Subject only to: (a) Covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies (e) special taxes or assessments not yet completed; (f) any unconfirmed special tax or assessment; (g) installments not due at the date hereof any special tax or assessment for improvements heretofore completed; (h) mortgage or trust deed specified below, if any; (i) general taxes for the year 2004 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2005; and to 2008.

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 25-27-123-005-0020

FOR RECORDER'S INDEX PURPOSES, INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE: 12147 S. Michigan Avenue, Chicago, Illinois 60628

In Witness Whereof, said Grantor has caused its corporate seal to be herein affixed, and has caused its name to be signed to these presents by its Sole Manager, this 21st day of November, 2007.

VESTA INVESTMENTS, LLC., a limited liability company organized and operated under the laws of the State of Illinois

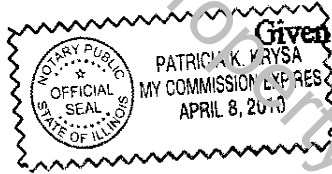
[seal]

BY: Joseph E. Wanner
Joseph E. Wanner, Sole Manager

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STATE OF ILLINOIS)
COUNTY OF Cook)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Joseph E. Wanner**, personally known to me to be the sole member of **VESTA INVESTMENTS, LLC**, a limited liability company organized and operated under the laws of the State of Illinois, and 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 severally acknowledged that as its sole member, he signed and delivered the said instrument, pursuant to authority given by the corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal, this 21st day of November 2007

Patricia Krysa
NOTARY PUBLIC

My Commission Expires _____

Exempt under the provisions of §(e) of the "Real Estate Transfer Tax Act" (35 ILCS 200/31-45).

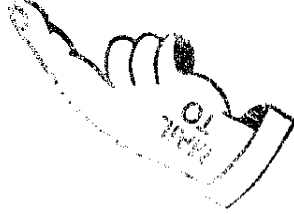
11-21-07
Date

Robert R. Ekroth
Buyer, Seller or Representative

THIS INSTRUMENT WAS PREPARED BY: **Robert R. Ekroth, Esq.**
EKROTH & OSBORNE, LTD.
15 Salt Creek Lane, Suite 122
Hinsdale, IL 60521

MAIL RECORDED DEED TO:
Vesta Home Solutions, LLC.
15 Salt Creek Lane #122
Hinsdale, IL 60521

SEND SUBSEQUENT TAX BILLS TO:
Vesta Home Solutions, LLC
15 Salt Creek Lane #122
Hinsdale, IL 60521



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STATEMENT BY GRANTOR AND GRANTEE

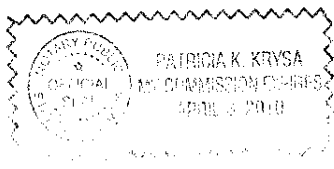
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

VESTA INVESTMENTS, LLC

Dated 11-30-07

Signature [Signature]
Joseph E. Warner, Grantor or Agent

Subscribed and sworn to before me
by the said [Signature] this 30th
day of November, 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 title to real estate under the laws of the State of Illinois.

VESTA HOME SOLUTIONS, LLC

Dated 11-31-07

Signature [Signature]
Joseph E. Warner, Grantee or Agent

Subscribed and sworn to before me
by the said [Signature] this 31st
day of November, 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 or for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 31-45 of the Illinois Real Estate Transfer Tax Law (35 ILCS 200/31-45).