

UNOFFICIAL COPY



WARRANTY DEED
ILLINOIS STATUTORY
(LLC to LLC)

Doc#: 0734040040 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/06/2007 10:15 AM Pg: 1 of 2

TICOR TITLE 4004732 (14)

THE GRANTOR, Z & B PROPERTIES, L.L.C., a Limited Liability Corporation 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said Limited Liability Corporation, CONVEY(S) and WARRANT(S) to 2256 W. NORTH AVENUE, LLC, a Limited Liability Corporation 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 (GRANTEE'S ADDRESS) 883 No. Hermitage Ave, Chicago, IL 60622 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND EXPRESSLY INCORPORATED HEREIN BY THIS REFERENCE

THIS IS NOT HOMESTEAD PROPERTY

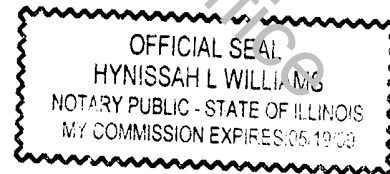
SUBJECT TO: Covenants, conditions, and restrictions of record; building lines and easements of record; and general real estate taxes for the year 2007, and subsequent years.

Permanent Real Estate Index Number(s): 14-31-328-119-0000
Address of Real Estate: 2256 W. North Avenue Chicago, IL 60647

In Witness Whereof, said GRANTOR has caused its name to be signed to these presents by its Member, Barry P. Brandwein this 8th day of November, 2007.

Z & B PROPERTIES, L.L.C.

By:
Barry P. Brandwein, Member



STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Barry P. Brandwein, personally known to me to be a Member of Z & B PROPERTIES, L.L.C., and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Barry P. Brandwein and Member he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.


Given under my hand and official seal, this 8th day of November, 2007


(Notary Public)


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LEGAL DESCRIPTION RIDER
FOR REAL ESTATE COMMONLY KNOWN AS
2256 W. NORTH AVENUE CHICAGO, IL 60647

LOT 21 IN BLOCK 1 IN W.J. JOHNSON SUBDIVISION OF THAT PART OF LOT 5 OF THE SOUTH 35 FEET OF LOT 3 OF THE ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CITY TAX  DEC.-4.07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000006184	REAL ESTATE TRANSFER TAX
		0495000
		FP 102803

STATE TAX  DEC.-4.07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000001212	REAL ESTATE TRANSFER TAX
		0066000
		FP 102809

COUNTY TAX  DEC.-4.07 REVENUE STAMP	# 0000041059	REAL ESTATE TRANSFER TAX
		0033000
		FP326707

Mail To:

Emily J. Chadwick, Esq.
217 No. Jefferson Street.
Chicago, IL 60661

Name & Address of Taxpayer:

2256 W. North Avenue, LLC
883 No. Hermitage Ave.
Chicago, IL 60622