

LT-72624

WARRANTY DEED



07340181220

Doc#: 0734018122 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/06/2007 04:41 PM Pg: 1 of 3

THE GRANTOR, VESTA VENTURES, 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, of Hinsdale, 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 limited liability company CONVEYS and WARRANTS to VESTA INVESTMENTS, LLC, a limited liability company organized and operated under the laws of the State of Illinois, currently of 15 Salt Creek Lane Ste 122, Hinsdale, Illinois 60521, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 22 AND THE SOUTH 10 FEET OF LOT 21 IN BLOCK 34, IN CHICAGO HEIGHTS IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and restrictions of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

Permanent Real Estate Index Number(s): 32-21-106-015-000

FOR RECORDER'S INDEX PURPOSES, INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE: 1143 Emerald Avenue, Chicago Heights, IL 60411

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Members, this 19th day of November, 2007.

VESTA VENTURES, LLC., Grantor

By: Joseph E. Wanner, Member

Commercial Land Title Insurance Co.
134N. LaSalle, Suite 2000
Chicago, IL 60602

208
16

UNOFFICIAL COPY

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. Wessner, personally known to me to be the sole member of VESTA VENTURES, 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 a member, he signed and delivered the said instrument on behalf of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of November, 2007.



Patricia K. Krysa
NOTARY PUBLIC

My Commission Expires _____

Exempt under the provisions of 84 of the "Real Estate Transfer Tax Act" (35 ILCS 200/31-45).

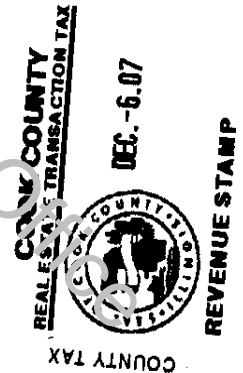
Date 11-19-07 *Robert R. Ekroth*
Buyer Seller or Representative

REAL ESTATE TRANSFER TAX	00006.00	FP 103042
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000035571

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX

92 DOLLARS



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:
Robert R. Ekroth
EKROTH & OSBORNE, LTD.
15 Salt Creek Lane, Suite 122
Hinsdale, IL 60521

SEND SUBSEQUENT TAX BILLS TO:
Vesta Investments, LLC
15 Salt Creek Lane Ste 122
Hinsdale, IL 60521

REAL ESTATE TRANSFER TAX	00012.00	FP 103037
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0000023286

DEPARTMENT OF REVENUE
REAL ESTATE TRANSFER TAX

DEC.-6.07



STATE TAX

STATE OF ILLINOIS

UNOFFICIAL COPY

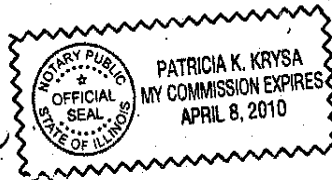
STATEMENT BY GRANTOR AND GRANTEE

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.

Dated 11-19-07

Signature *Robert R. Ekroth*
Grantor or Agent

Subscribed and sworn to before me
by the said Robert R. Ekroth, Attorney for Grantor
this 19th day of November 2007
Notary Public *Patricia K. Krysa*

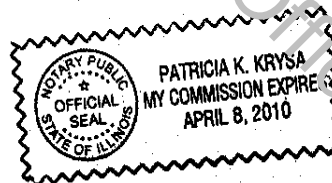


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 11-19-07

Signature *Robert R. Ekroth*
Grantee or Agent

Subscribed and sworn to before me
by the said Robert R. Ekroth, Attorney for Grantee
this 19th day of November 2007
Notary Public *Patricia K. Krysa*



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 for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)