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STEWART TITLE OF ILLINOIS
2 NORTH LASALLE #625
CHICAGO, ILLINOIS 60602
312-849-4243

Doc#: 0802260028 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/22/2008 11:09 AM Pg: 1 of 4

FILE NUMBER _____

504/504
STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

WARRANTY DEED

PROPERTY ADDRESS:

6250 South Mozart
Chicago IL 60627
19-13-330-038

PIN NUMBER:

LEGAL DESCRIPTION:

See Attached

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WARRANTY DEED
ILLINOIS STATUTORY

504156-Sub

THE GRANTOR, 63rd & Mozart, LLC, an Illinois limited liability company, 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 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to MGP Kedzie, LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lots 16 and 17 in Block 15 in Cobe and McKinnon's 63rd Street and Sacramento Avenue Subdivision of the East 1/4 of the Southwest 1/4 Section 13, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: (i) General real estate taxes which are not yet due and payable; (ii) general and special assessments against the Real Estate which are not yet due and payable; (iii) exceptions to title pertaining to any zoning, rezoning, variance, site plan, concept plan, or use restrictions relating to the Real Estate; (iv) exceptions to title relating to any matters created by, through, or under the acts (or omissions to act) of Purchaser, its successors and/or assigns, directors, officer, employees, agents, contractors, licensees, or engineers, or any of them, or any part acting by, through or under any them, including, without limitation, any acts or omissions in connection with the investigations (as defined below); (v) exceptions or encumbrances to title with respect to which the Title Company commits to insure against loss that may be sustained by Purchaser by reason of such exceptions or encumbrances to title; (vi) all of those specific and general exceptions to title and the printed exclusions and conditions and stipulations set forth in the Title Commitment; (vii) all easements, road rights, utility agreements, restrictions, and encumbrances of record; (viii) any other exceptions to title approved in writing by Purchaser; and (ix) any matters which would be disclosed by an accurate survey and inspection of the Real Estate.

Permanent Real Estate Index Number(s): 19-13-330-038-0000
Address (es) of Real Estate: 6250 S. Mozart, Chicago, Illinois 60627

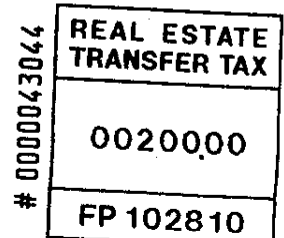
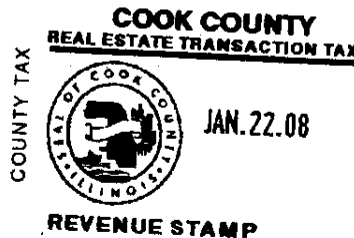
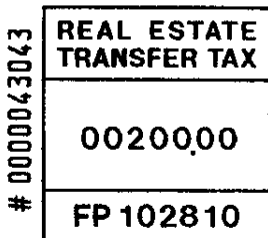
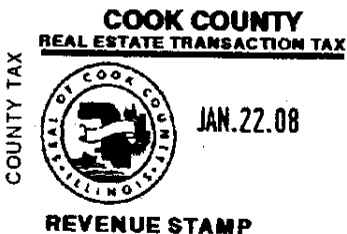
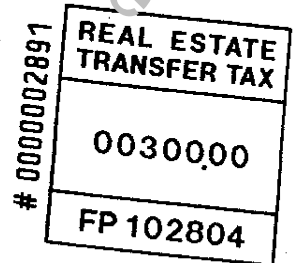
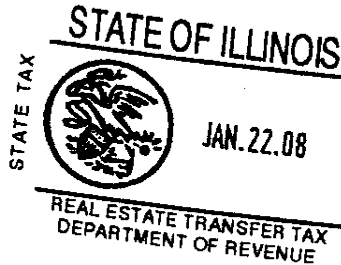
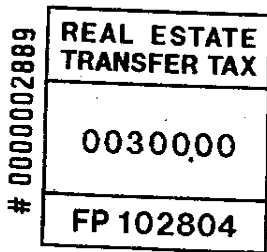
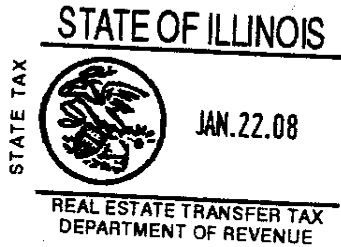
In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by it's, and attested by its this 10th day of November, 20 06.

63rd & Mozart, LLC, an Illinois limited liability company

BY: Oreal James
Name: Oreal James
Its: Manager

THE SIGNATURES OF THE PARTIES EXECUTING THIS DOCUMENT ARE COPIES AND ARE NOT ORIGINAL SIGNATURES.

504156



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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 Oreal James, is personally known to me to be one of the Managing Members of 63rd & Mozart, LLC, an Illinois limited liability company and, personally known to me to be one of the Managers of said corporation, 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 severally acknowledged that as such and he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said 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 10th day of November, 20 06



Jacqueline V Jones (Notary Public)

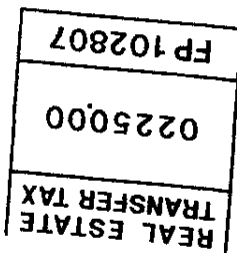
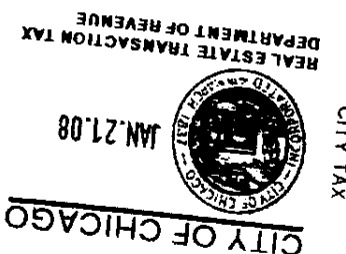
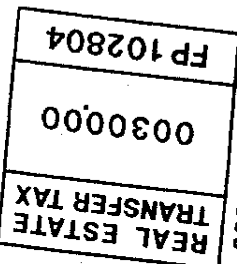
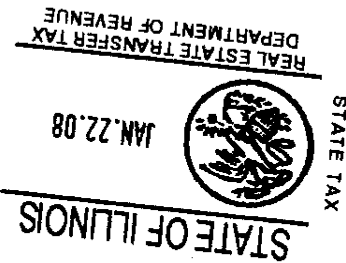
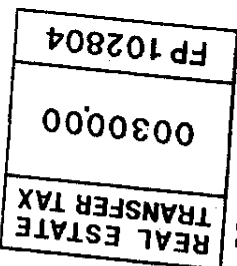
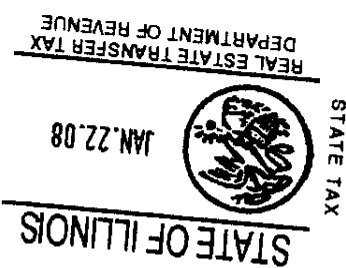
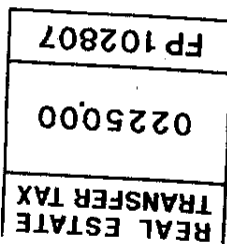
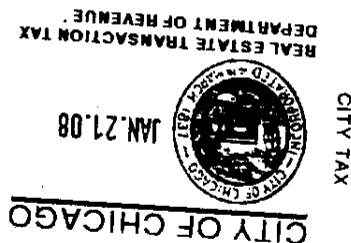
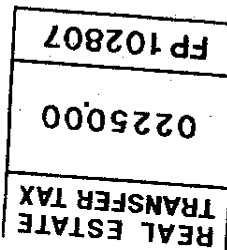
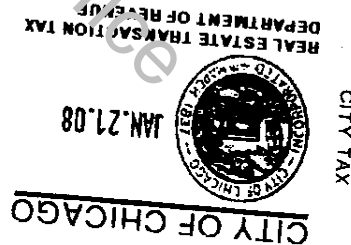
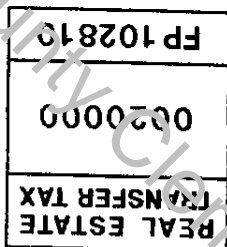
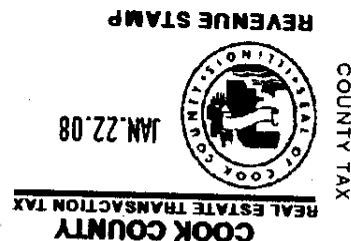
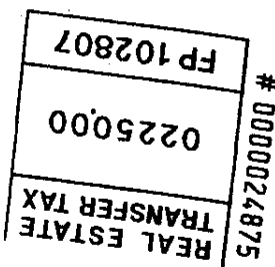
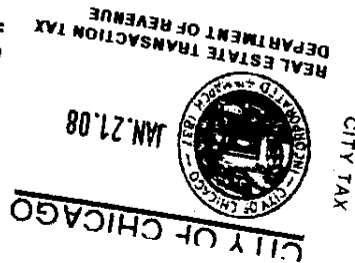
THE SIGNATURES OF THE PARTIES EXECUTING THIS DOCUMENT ARE COPIES AND ARE NOT ORIGINAL SIGNATURES.

Prepared by:
Richard M. Dubin, Esq.
Dubin & Singer, P.C.
55 West Monroe Street
Suite 1200
Chicago, Illinois 60601



Mail To:
Jeffrey W. Deer, Esq.
Deer & Stone, P.C.
130 S. Jefferson, Suite 501
Chicago, Illinois 60661

Name and Address of Taxpayer:
MGP Kedzie Motzart, LLC
6250 S. Mozart
Chicago, Illinois 60627



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AFFIDAVIT AS TO ORIGINAL DOCUMENT

STCIL #

State of Illinois)
County of) sis.

WITNESSETH, that the affiant, Bridgette E. Stewart , under oath and being fully advised as to the premises and circumstances, and being of sound mind and of legal age, and in reference to title to the premises, legally described as follows; to-wit:

LEGAL: SEE ATTACHED EXHIBIT "A"

PIN:

ADDRESS:

Bridgette Stewart

Does hereby affirmatively states that the *BES* attached hereto is a true and exact copy of the original document from our file which was executed by the parties. That the original of it has not been recorded and cannot be located. This document is being recorded for the purposes of placing a notice of said document in the public records.

FURTHER, Affiant says not.

Bridgette E. Stewart

STATE OF ILLINOIS) SS
COUNTY OF)

I, Marie R. Rattenbury A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT Bridgette E. Stewart, BEING PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME WAS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT (S)HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

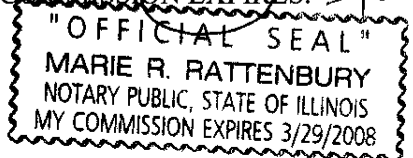
GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 22 DAY OF January 2008.

Marie R. Rattenbury
NOTARY PUBLIC

Stewart Title Company

Prepared by:
2055 W. Army Trail Road
Suite 110
Addison, IL 60101

MY COMMISSION EXPIRES: 3/29/08



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