

UNOFFICIAL COPY

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 626
Chicago, IL 60602
312-849-4243



Doc#: 0808722061 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/27/2008 12:15 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

504156 Stul

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 Mozart, 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 Subd'ivision of the East 1/2 of the Southwest 1/4 Section 13, Township 38 North, Ranger 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 right-of-way 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.

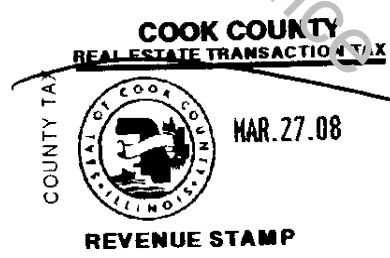
Permanent Real Estate Index Number(s): 19-13-330-038-0000
Address (es) of Real Estate: 6250 S. Mozart, Chicago, Illinois 60627

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.



REAL ESTATE TRANSFER TAX
0039975
FP 102810

0000043642

LOTS 16 AND 17 IN BLOCK 15 IN COBE AND MCKINNON'S 63RD STREET AND SACRAMENTO AVENUE SUBD'IVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

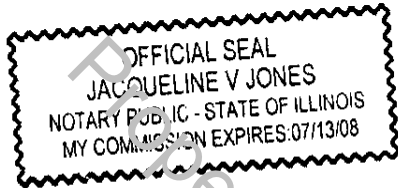
Commonly known as: 6250 South Mozart
Chicago IL

UNOFFICIAL COPY

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)

Prepared by:
Richard M. Dubin, Esq.
Dubin & Singer, P.C.
55 West Monroe Street
Suite 1200
Chicago, Illinois 60603



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

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

REAL ESTATE TRANSFER TAX	00400.00	FP 102810
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6799700000 #

COOK COUNTY REAL ESTATE TRANSACTION TAX

MAR. 27. 08

REVENUE STAMP

STATE OF ILLINOIS

STATE TAX

MAR. 27. 08

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00400.00	FP 102804
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000003650

CITY OF CHICAGO

CITY TAX

MAR. 26. 08

REAL ESTATE TRANSACTION TAX

DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	03000.00	FP 102807
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0000025407

STATE OF ILLINOIS

STATE TAX

MAR. 27. 08

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00400.00	FP 102804
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000003651

CITY OF CHICAGO

CITY TAX

MAR. 26. 08

REAL ESTATE TRANSACTION TAX

DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	03000.00	FP 102807
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0000025405

STATE OF ILLINOIS

STATE TAX

MAR. 27. 08

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00400.00	FP 102804
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000003652

CITY OF CHICAGO

CITY TAX

MAR. 26. 08

REAL ESTATE TRANSACTION TAX

DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	03000.00	FP 102807
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0000025406

UNOFFICIAL COPY

**AFFIDAVIT AS TO
ORIGINAL DOCUMENT**

State of Illinois)
County of COOK) ss

WITNESSETH, that the affiant, 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 LEGAL DESCRIPTION EXHIBIT "A"

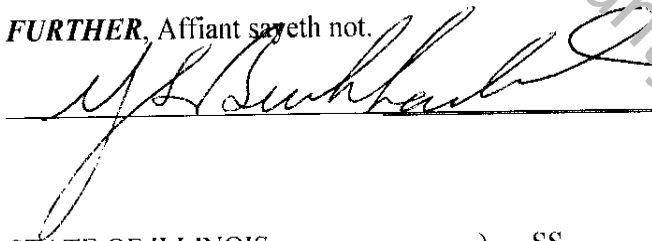
PIN: 19-13-330-038-0000

ADDRESS: 6250 S Mozart Chicago, IL 60627

hereby affirmatively states and alleges as follows:

1) That the **WARRANTY DEED** attached hereto are true and exact copies of the original document executed by the parties.

FURTHER, Affiant sayeth not.



STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT **GREGORY S BURKHARDT** 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 HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 25th DAY OF March, 2008.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 07-24-11

