

UNOFFICIAL COPY

WARRANTY DEED THE GRANTOR



Doc#: 0810116003 Fee: \$40.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/10/2008 08:46 AM Pg: 1 of 3

CHRISTOPHER KRALL,
An unmarried man

Of the City of Berwyn,
County of Cook, State
of Illinois, for and in consideration
of TEN and NO/100th Dollars,
(\$10.00), and other good and
valuable considerations, in hand
paid CONVEYS and WARRANTS to

CR IMPROVEMENTS, LLC, an Illinois Limited Liability Corporation

the following described Real Estate situated in the County of Cook, in the State of Illinois,
to wit:

UNIT 405 TOGETHR WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON ELEMENTS IN THE 345 FULLERTON PARKWAY CONDOMINIUM, AS
DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO.
92066230, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not due and payable at the time of Closing,
covenants, conditions, and restrictions of record, building lines and easements, if any, so
long as they do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption
Laws of the State of Illinois.

Address of Real Estate: 345 w. Fullerton Parkway, #405, Chicago, Illinois 60614

Property Index Number: 14-33-200-016-1005

Dated: 12/4/07

(SEAL)

CHRISTOPHER KRALL

City of Chicago

Dept. of Revenue

542966

02/04/2008 08:23 Batch 00792 4



Real Estate

Transfer Stamp

\$0.00

This instrument prepared by:
Walter A. Ascher
225 E. Irving Park Road
Roselle, IL 60172
(630) 307-1106

EXEMPT TRANSACTION

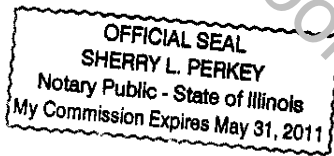
PARA. E, SEC. 4 Dato 12/4/07

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State of Illinois)
) SS:
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHRISTOPHER KRALL, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this
4th day of December 2007.



Sherry L. Perkey
Notary Public

Mail To:

Walter Ascher
225 E. Irving Park Road
Roselle, IL 60172

Send subsequent tax bills to:

CR Improvements, LLC
c/o Christopher Krall
2406 S. Clarence
Berwyn, IL 60402

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

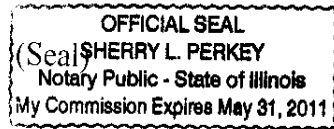
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Dated: December 4, 2007.

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 4th day of December, 2007.

Notary Public *[Handwritten Signature]*



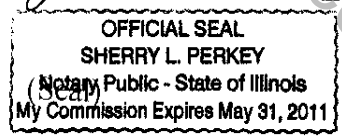
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: December 4, 2007.

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me by the said agent this 4th day of December, 2007.

Notary Public *[Handwritten 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 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.)