

UNOFFICIAL COPY

WARRANTY DEED

(Individual to LLC)

6710632 Howard

FREEDOM TITLE CORP.



Doc#: 0819849030 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/16/2008 12:07 PM Pg: 1 of 6

THE GRANTOR:

DEWEY D. SUSTER, 856 W. BUENA AVENUE, CHICAGO, IL 60613

of the City of Chicago, County of Cook, State of Illinois for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to:

BARNES REAL ESTATE HOLDINGS, LLC – SERIES 25

organized and existing under and by virtue of the laws of the State of Illinois having its principal office at 2002 W. Chicago Avenue, Chicago, IL 60622 the following described real estate situation in the County of Cook, State of Illinois, to wit:

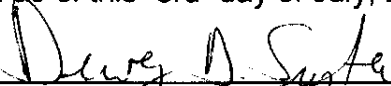
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

SUBJECT TO:

1. Real estate taxes not yet due and payable and for subsequent years;
2. Public and utility easements;
3. Covenants, conditions, restrictions of record;
4. Applicable zoning and building laws, ordinances and restrictions;
5. Roads and highways, if any; and
6. Acts done or suffered by the Purchaser.

Dated as of this 3rd day of July, 2008.

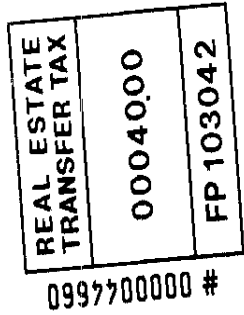


Dewey D. Suster (SEAL)

By: 

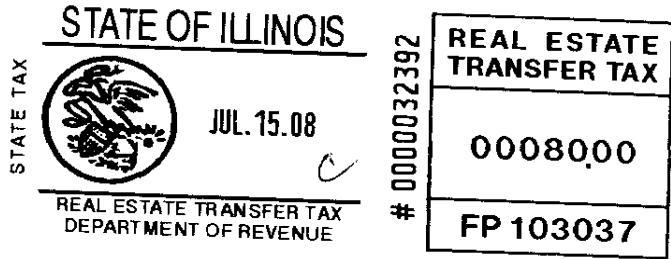
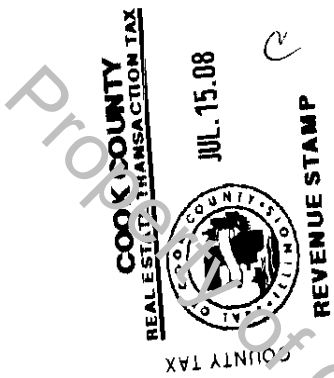
Terry Farmer, his attorney-in-fact (SEE ATTACHED)

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City of Chicago
Dept. of Revenue
557450
07/15/2008 13:30 Batch 02218 2

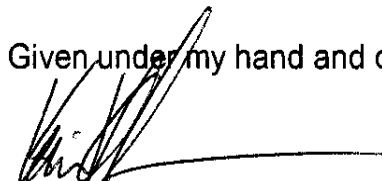
Real Estate Transfer Stamp
\$840.00



State of Illinois)
County of Cook)

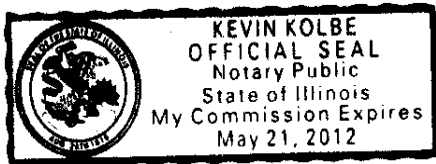
I, Kevin Kolbe, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that DEWEY D. SUSTER, BY TERRY FARMER, HIS ATTORNEY IN FACT AND TERRY FARMER, INDIVIDUALLY, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day 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 waiver of the right of homestead.

Given under my hand and official seal, as of this 3rd day of July, 2008.



Kevin Kolbe, Notary Public
My Commission expires May 21, 2012

**THIS INSTRUMENT WAS
PREPARED BY**
Dewey D. Suster
856 W. Buena Avenue
Chicago, IL 60613



MAIL TO

SEND SUBSEQUENT TAX BILLS TO

Barnes Real Estate, Inc.
2002 W. Chicago Ave., #158
Chicago, IL 60622

NO CHANGE IN ADDRESS

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EXHIBIT A

	P.I.N.: 16-25-110-028-0000
	Address: 2310 S. SACRAMENTO AVE., CHICAGO, IL 60623
1	Legal: LOT 5 IN ANNIE E. FARGO'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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EXHIBIT "B"

**ILLINOIS STATUTORY SHORT FORM
POWER OF ATTORNEY FOR PROPERTY LAW**

COPY

(NOTICE: The purpose of this *Power of Attorney* is to give the person, you designate (your "agent") broad powers to handle your property, which may include powers to pledge, sell or otherwise dispose of any real or personal property without advance notice to you or approval by you. This form does not impose a duty on your agent to exercise granted powers; but when a power is exercised, your agent will have to use due care to act for your benefit and in accordance with this form and keep record of receipts, disbursements and significant actions taken as agent. A court can take away the powers of your agent if it finds the agent is not acting properly. You may name successor agents under this form but no co-agents unless you expressly limit duration of this power in the manner provided below. Until you revoke this power or a court acting on your behalf terminates it, your agent may exercise powers given here throughout your lifetime, even after you become disabled. The powers you give your agent are explained more fully in Section 3-4 of the *Illinois Statutory Short Form Power of Attorney for Property Law* of which this form is a part. That law expressly permits the use of any different form of *Power of Attorney* you may desire. If there is anything about this form that you do not understand, you should ask a lawyer to explain it to you.)

POWER OF ATTORNEY made this 9th day of October, 2007.

1. I, DEWEY D. SUSTER hereby appoint TERRY FARMER as my attorney-in-fact (my "agent") to act for me and in my name (in any way I could act in person) with respect to the following powers, as defined in Section 3-4 of the "*Statutory Short Form Power of Attorney for Property Law*" (including all amendments), but subject to any limitations on or addition to the specified powers inserted in paragraph 2 or 3 below:
 - (a) Real Estate transactions
 - (b) Financial institution transactions
 - (c) Stock and bond transactions
 - (d) Tangible personal property transactions
 - (e) Safe deposit box transactions
 - (f) Insurance and Annuity transactions
 - (g) Retirement plan transactions
 - (h) Social Security, employment & military service benefits
 - (i) Tax matters
 - (j) Claims and litigation
 - (k) Commodity and option transactions
 - (l) Business operations
 - (m) Borrowing transactions
 - (n) Estate transactions
 - (o) All other property powers and transactions
 - (p) Execute Real Estate Loan Documents

2. The powers granted above shall not include the following powers or shall be modified or limited in the following particulars (here you may include any specific limitations you deem appropriate, such as a prohibition or conditions on the sale particular stock or real estate or special rules on borrowing by the agent):

NOT APPLICABLE

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3. In addition to the powers granted above I grant my agent the following powers (here you may add any other delegable powers including, without limitation, power to make gifts, exercise powers of appointment, name or change beneficiaries or joint tenants or revoke or amend any trust specifically referred to below):

NOT APPLICABLE

4. My agent shall have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons whom my agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by me who is acting under this *Power of Attorney* at the time of reference.
5. My agent shall be entitled to reasonable compensation for services rendered as agent under this *Power of Attorney*.
6. This *Power of Attorney* shall become effective on October 10, 2007. (Insert a future date or event during your lifetime, such as court determination of your disability, when you want this power to first take effect.)
7. This *Power of Attorney* shall terminate on December 31, 2008. (Insert a future date or event, such as court determination of your disability, when you want this power to terminate prior to your death.)
8. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent:

NOT APPLICABLE

For purpose of this Paragraph 8, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

9. If a guardian of my estate (my property) is to be appointed, I nominate the agent acting under this *Power of Attorney* as such guardian, to serve without bond or security.
10. I am fully informed as to all the contents of the form and understand the full import of this grant of powers to my agent.

Signed



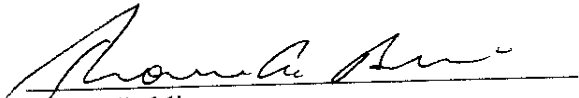
(principal)

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a notary public in and for the above county and state, certifies that DEWEY D. SUSTER known to me to be the same person whose name is subscribed as principal to the foregoing *Power of Attorney*, appeared before me and the additional witness in person and acknowledged signing, and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth and certified to the correctness of the signature(s) of the agent(s).

Dated: October 12, 2007




Notary Public



My commission expires: ~~02/12/07~~ 02/16/09

The undersigned witness certifies that DEWEY D. SUSTER known to me to be the same person whose name is subscribed as principal to known to me to be the same person whose name is subscribed as principal to let the foregoing *Power of Attorney*, appeared before me and the notary public and acknowledged signing and delivering the instrument and the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him or her to be of sound mind and memory.

Dated: October 9, 2007



WITNESS (SEAL)

(The name and address of the person preparing this form should be inserted if the agent will have power to convey any interest in real estate.)

THIS DOCUMENT WAS PREPARED BY: Dewey D. Suster
856 W. Buena Ave.
Chicago, IL 60613