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LIMITED WARRANTY DEED

Doc#: 0825603056 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/12/2008 03:13 PM Pg: 1 of 3

THIS INDENTURE is made this 1st day of July, 2008, by and between JIANN-WEN BEE and LENA BEE, husband and wife, party of the first part, hereinafter called "GRANTOR" and **LENA BEE and JIANN-WEN BEE, Trustees, or their successors in trust, under the LENA BEE LIVING TRUST, dated August 31, 2004, and any amendments thereto** of Cook County, IL, hereinafter called "GRANTEE".

WITNESSETH: That in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does, by these presents grant, bargain, sell and convey unto Grantee, its successors, assigns, executors or administrators, all of their interest, in and to the following described real estate, situated in of Cook County, Illinois, to-wit:

Lots 35,36 and 37 in block 15 in Pierce's addition to Holstein in the West ½ of the Southwest ¼ of Section 31, Township 40 North, Range 14 East of the third principal Meridian, in Cook County, Illinois.

PIN: 14-31-313-014-0000 Commonly known as 1812 N. Milwaukee, Chicago, Illinois

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in anyway appertaining unto the said GRANTEE and unto GRANTEE's heirs, successor and assigns forever, the said GRANTOR hereby covenanting that the premises are free and clear from any encumbrance done or suffered by GRANTOR; and that GRANTOR will warrant and defend the title to said premises unto the said GRANTEE and unto GRANTEE's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through GRANTOR.

City of Chicago
Dept. of Revenue
558292



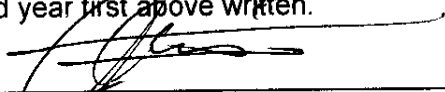
Real Estate
Transfer Stamp
\$0.00

07/23/2008 15:34 Batch 10237 57

Grantee/Grantor Address:
2985 Walters Avenue, Northbrook, IL 60062

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IN WITNESS WHEREOF; the GRANTOR have hereunto set their hands the day and year first above written.



JIANN-WEN BEE, Grantor



LENA BEE, Grantor

Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E and Cook County Ordinance 95104, Paragraph E Dated the 1st day of July, 2008.



JIANN-WEN BEE



LENA BEE

ACKNOWLEDGMENT

STATE OF ILLINOIS)
)) ss.
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 1st day of July, 2008, personally appeared JIANN-WEN BEE and LENA BEE, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.





Notary Public

This instrument was prepared by and mail to:

Gary R. Waitzman, Attorney at Law,
250 Parkway Drive, Suite 130, Lincolnshire, IL 60069
Telephone: (847) 793-9100

Send subsequent tax bills to:

Lena Bee
2985 Walters Avenue, Northbrook, IL 60062

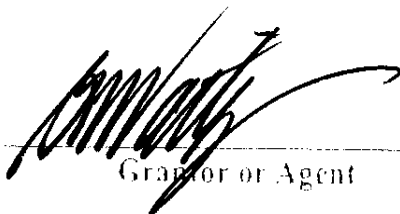
Grantee/Grantor Address:
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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 July 1, 2008

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Gary R. Waitzman
This 1 day of July, 2008
Notary Public Manda Schnuckel

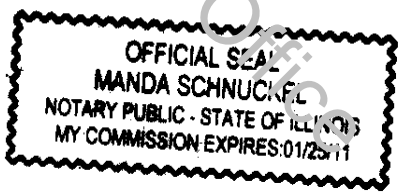


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: July 1, 2008

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Gary R. Waitzman
This 1 day of July, 2008
Notary Public Manda Schnuckel



Note: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)