

UNOFFICIAL COPY

LIMITED WARRANTY DEED



Doc#: 0828422027 Fee: \$42.25
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/10/2008 11:01 AM Pg: 1 of 3

THIS INDENTURE is made this 22nd day of September, 2008, by and between RUBEN GONZALEZ and DANILA E. MIRANDA, husband and wife, party of the first part, hereinafter called "GRANTOR", and **Embees, LLC, an Illinois Limited Liability Company**, 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:

Lot 29 in Stewart's subdivision of block 7 in Johnston and Lee's subdivision of the Southwest ¼ of Section 20, Township 33 North, Range 14, East of the third principal meridian, in Cook County, Illinois

PIN: 17-20-313-036-0000 Commonly known as 1810 S. Throop St., Chicago, Illinois 60608

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



Real Estate
Transfer Stamp

563712

\$0.00

09/25/2008 08:11 Batch 07238 3

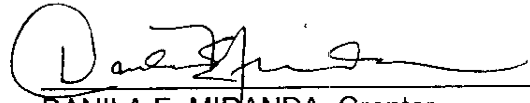
Grantee/Grantor Address:
5333 S. Hyde Park Blvd #2, Chicago, IL 60615

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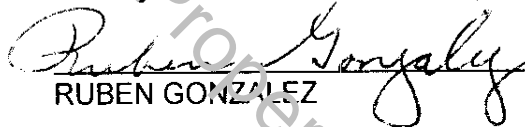
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IN WITNESS WHEREOF; the GRANTOR have hereunto set their hands the day and year first above written.


RUBEN GONZALEZ, Grantor


DANILA E. MIRANDA, Grantor

Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E and Cook County Ordinance 95104, Paragraph E Dated the 22nd day of September, 2008.


RUBEN GONZALEZ


DANILA E. MIRANDA

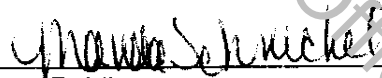
ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
COUNTY OF LAKE) SS.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 22nd day of September, 2008, personally appeared RUBEN GONZALEZ and DANILA E. MIRANDA, 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:
Embees, LLC
c/o Danila Miranda
5333 S. Hyde Park Blvd #2
Chicago, IL 60615

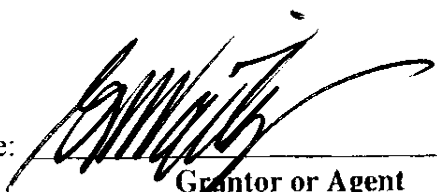
Grantee/Grantor Address:
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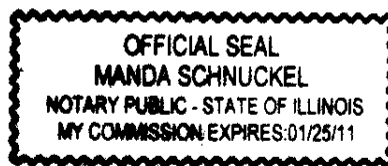
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed 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 September 22, 2008

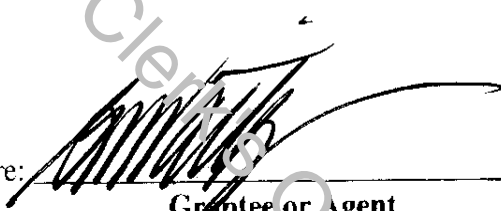
Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Gary R. Waitzman
This 22, day of September, 2008
Notary Public Manda Schnuckel

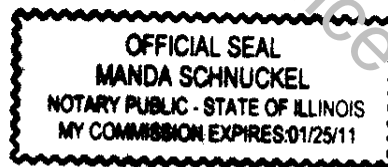


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 September 22, 2008

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Gary R. Waitzman
This 22, day of September, 2008
Notary Public Manda Schnuckel



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 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.)