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Doc#: 0834539016 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/10/2008 11:15 AM Pg: 1 of 3



First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
Individual to LLC

THE GRANTOR(S) Telemachos Litas and Ludmila Litas, husband and wife, of Morton Grove, IL, in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **T&L PROPERTY INVESTMENTS, LLC**, an Illinois Limited Liability Company, with its principal place of business located at 6849 Davis Street, Morton Grove, IL 60053, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

LEGAL DESCRIPTION:

ALL OF LOT FIFTEEN, ALL OF LOT SIXTEEN, LOT SEVENTEEN (EXCEPT THE SOUTH FIFTEEN FEET THEREOF) IN BLOCK NINE IN ROSE PARK, A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements and roads and highways, general taxes for the year 2008 and subsequent years.

THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT
TO ILCS 200/31-45(E) (REAL ESTATE TRANSFER LAW)

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 13-13-323-033, 13-13-323-034
Address(es) of Real Estate: 4120-4122 N. California Avenue, Chicago, Illinois 60618

Dated this 4th day of December, 20 08.

Telemachos Litas
Telemachos Litas

Ludmila Litas
Ludmila Litas

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STATE OF ILLINOIS, COUNTY OF

Cook

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Telemachos Litas and Ludmila Litas, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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, 20 08.



[Signature]

(Notary Public)

Prepared by:

Tom Loukas
Loukas Law, LLC
4061 North Milwaukee Ave
Chicago, IL 60641

AFTER RECORDING Mail To:

T&L PROPERTY INVESTMENTS, LLC
Attn: Telemachos Litas
6849 Davis Street
Morton Grove, IL 60053

Name and Address of Taxpayer:

T&L PROPERTY INVESTMENTS, LLC
Attn: Telemachos Litas
6849 Davis Street
Morton Grove, IL 60053

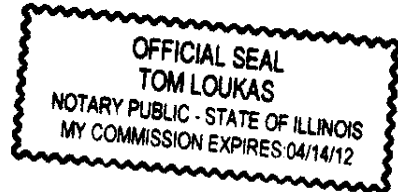
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of his or her 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 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: 12-4-08 Signature: *Telemachos Litas*
Telemachos Litas

Ludmila Litas
Ludmila Litas

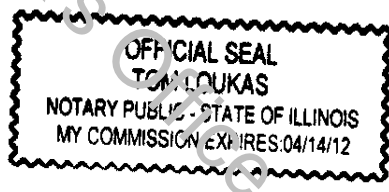


Subscribed and sworn to before me this 4th day of December, 2008.
[Signature]
Notary Public

The grantee or grantee's agent affirms that, to the best of his or her 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 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: 12-4-08 Signature: *Telemachos Litas*
T&L Property Investments, LLC, as member

Ludmila Litas
T&L Property Investments, LLC, as member



Subscribed and sworn to before me this 4th day of December, 2008.
[Signature]
Notary Public

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 Lake County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)