

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, AAB INVESTMENTS, LLC, a Limited Liability Corporation created and existing under and by virtue of the Laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS, and other valuable consideration, in hand paid, CONVEYS AND WARRANTS to HOME ACQUISITIONS, INC., a corporation created and existing under the laws of the State of Illinois, 100 N. LaSalle, Suite 1111, Chicago, Illinois 60602, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOT 239 IN BLOCK 12 IN "AUSTIN'S SECOND ADDITION TO AUSTINVILLE" BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 15 ACRES IN THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND RAILROAD RIGHT-OF-WAY) OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-08-200-028-0000

COMMON STREET ADDRESS: 5912 W. Superior Street, Chicago, Illinois 60644

SUBJECT TO: Unpaid general real estate taxes, special assessments and special taxes levied after the date hereof; the rights of all persons claiming by, through or under Purchaser; easements of record; unviolated building, building line and use or occupancy restrictions, conditions and covenants of record and building and zoning laws and ordinances; roads and highways, streets and alleys, if any.

THIS DEED IS IN LIEU OF FORECLOSURE OF A CERTAIN TRUST DEED AND NOTE, SAID TRUST DEED RECORDED IN THE COOK COUNTY RECORDER OF DEEDS OFFICE UNDER DOCUMENT NUMBER

IN WITNESS WHEREOF, said party of the first has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

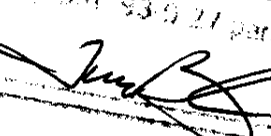
AAB INVESTMENTS, LLC

BY: 

April Blanchard, Managing Member



Doc#: 0836529056 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/30/2008 03:19 PM Pg: 1 of 3

COOK COUNTY RECORDER OF DEEDS
Date 12-30-08
Sign. 

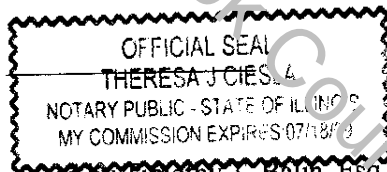
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State of Illinois)
) ss
County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that APRIL BLANCHARD, personally known to me to be the Managing Member of AAB INVESTMENTS, LLC, an Illinois Limited Liability Corporation, and personally 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 as such Managing Member, she signed and delivered the said instrument, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of September, 2008.

Commission Expires



[Handwritten Signature]

NOTARY PUBLIC

This instrument was prepared by Timothy T. Balm, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To:

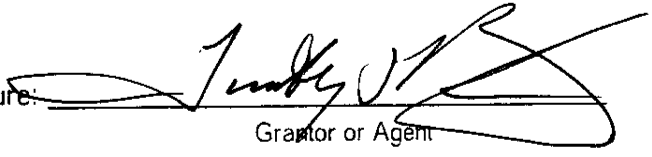
County Clerk's Office

UNOFFICIAL COPY

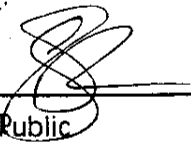
STATEMENT BY GRANTOR AND GRANTEE

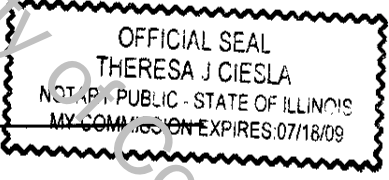
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 9/4/08, 20 08

Signature: 
Grantor or Agent

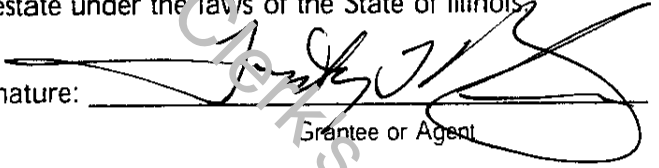
Subscribed and sworn to before me by the said TIMOTHY BACIN this 4th day of September 20 08.


Notary Public




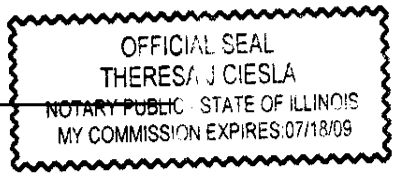
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 9/4, 20 08

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said TIMOTHY BACIN this 4th day of September 20 08.


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 Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]