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WARRANTY DEED

THE GRANTOR

2345 NORTH LLC

for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by its authorized representatives,

CONVEYS AND WARRANTS TO

2300 W. NORTH AVENUE LLC

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lots 4, 5 and 6 in Block 4 in H B Bogue's Subdivision of Blocks 1, 2, 4 and 5 of Watson, Tower and Davis' Subdivision of the West 1/2 of the Northwest 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 2341-47 W. North Avenue
Chicago, IL 60647

P.I.N.: 17-06-100-005-0000

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative

DATED this 19th day of March, 2009

2345 NORTH LLC

By: _____

Viktor Jakovljevic



Doc#: 0908210025 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/23/2009 01:41 PM Pg: 1 of 3

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that VIKTOR JAKOVLJEVIC is personally known to me to be the same person whose name is subscribed to me this day in person and acknowledges that he signed, sealed and delivered the said instrument as his free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 19th day of March, 2009.



Bylle L Skoczek

 Notary Public

This instrument was prepared by: _____ Thomas S. Moore
 111 W. Washington Street, Suite 1100
 Chicago, IL 60602

MAIL TO: Thomas S. Moore
 111 W Washington, Suite 1100
 Chicago, IL 60602

SEND TAX BILLS TO:
 Viktor Jakovljevic
 1945 N Cornell Ave, #D
 Melrose Park, IL 60610

Properly Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3 5020 B)

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 an authorized to do business or acquire title to real estate under the laws of the State of Illinois.

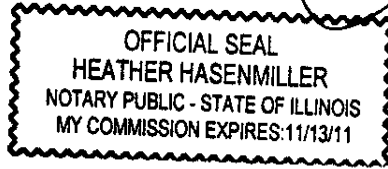
Dated 3-23, 2009

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said Affiant this 23rd day of March, 2009

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.

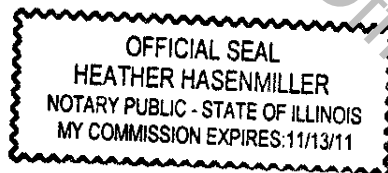
Dated 3-23, 2009

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said Affiant this 23rd day of March, 2009

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)