

C.P.T. / CS
8463325

UNOFFICIAL COPY

0529015989

Send To:

Lawrence G. Zdarsky
Attorney & Counselor
36 West 65th Street - #1
Westmont, Illinois 60559



Doc#: 0909116059 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/01/2009 01:49 PM Pg: 1 of 2

Document Prepared by :
Lawrence G. Zdarsky (Address Above)
(630)434-8560

Warranty Deed

Date of this Document March 31 2009

Grantor(s):
Name MICHAEL E. MILLER
Street Address 1326 s Home Av.
City/State/Zip Berwyn Illinois 60402

Grantee(s):
Name CF WOOD LLC.
Street Address 3208 S. Grove Av.
City/State/Zip Berwyn, Illinois 60402

THE CITY OF BERWYN
MAYOR
CITY CLERK
CITY COLLECTOR
Debi Duchy, City Collector

Common Address Of Property: 1326 S. Home Av., Berwyn, Illinois 60402

Permanent Property Index (PIN) Number(s): 16-19-111-034-0000 & 16-19-111-035-0000

For good consideration, I, ^{SINGLE} MICHAEL E. MILLER, of the City of Berwyn, County of Cook, State of Illinois, hereby bargain, deed and convey to CF WOOD LLC., a limited liability company existing under the laws of the State of Illinois, the following described land in Cook County, free and clear with WARRANTY COVENANTS; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State Of Illinois to wit:

LOTS 14 AND 15 IN ORELUP AND TAYLOR'S SOUTH OAK PARK SUBDIVISION, BEING A SUBDIVISION OF BLOCK 20 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 300 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

Grantor(s), for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor(s) is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor(s) and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor(s), will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument

UNOFFICIAL COPY

necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor(s) and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hand(s) and seal of said Grantor(s) this 31st day of March, 2009

MICHAEL E. MILLER
Grantor - Name

Michael E. Miller
Grantor - Signature

STATE OF ILLINOIS
STATE TAX
APR. - 1.09
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004938
REAL ESTATE
TRANSFER TAX
0002000
FP 102808

State of Illinois
County of Cook

On March 31, 2009, before me, MARIE T. HYNES, personally appeared MICHAEL E. MILLER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Marie T. Hynes
Signature

Affiant _____ Known _____ Unknown

ID Produced _____
(Seal)

"OFFICIAL SEAL"
MARIE T. HYNES
Notary Public, State of Illinois
My Commission Expires 08/08/10

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
APR. - 1.09
REVENUE STAMP

0000002761
REAL ESTATE
TRANSFER TAX
0001000
FP 102802