

TTC# 081310FAA  
3 of 4

MGR



First American Title Insurance Company



Doc#: 0911226410 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/22/2009 02:08 PM Pg: 1 of 4

WARRANTY DEED

THE GRANTOR, 21st Century Hoyme, LLC, a Illinois limited liability created and existing under and by virtue of the laws of the State of and duly authorized to transact business in the state of , for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Company, CONVEY(S) and WARRANT(S) to Erik Sgariglia and Yoshiko Murata of 2851 N. Christiana, Chicago, IL 60618 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

**\* HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,**  
*See Exhibit "A" attached hereto and made a part hereof*

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: General taxes for the year 2007 and subsequent years

Permanent Real Estate Index Number(s): 13-26-227-003-0000  
Address(es) of Real Estate: 2851 N. Christiana, Chicago, IL 60618

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its , and attested by its this

26 day of Aug., 2008

21st Century Hoyme, LLC

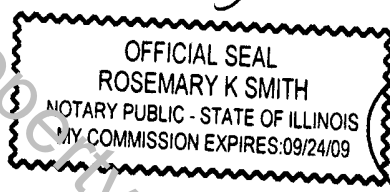
By: \_\_\_\_\_  
David Azran

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, David Azranknown to me to be the Manager of 21st Century Hoyne, LLC and , personally known to me to be the of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this August day of 26, 2008.



*[Handwritten Signature]*

(Notary Public)

**Prepared by:**

Scott L. Hillstrom  
Hillstrom & Hillstrom  
11212 S. Western Avenue  
Chicago, Illinois 60643  
(773) 239-5440  
(773) 239-9384 (fax)

**EXEMPT UNDER PROVISIONS OF**  
PARAGRAPH 6 SECTION 31-45  
PROPERTY TAX CODE  
8-12-108  
BUYER, SELLER OR REPRESENTATIVE

Mail To: MICHAEL J. COZZI, P.C.  
215 N. ARLINGTON HEIGHTS RD, SUITE 203  
ARLINGTON HEIGHTS, IL 60004

**Name and Address of Taxpayer:**  
Erik A. Sgariglia and Yoshiko Murata  
2851 N. Christiana Ave.  
Chicago, IL 60618

# UNOFFICIAL COPY

## Exhibit "A" – Legal Description

LOT 46 IN BLOCK 3 IN HENRY WISNER'S SUBDIVISION OF LOTS 8 AND 9 IN BRAND'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Traditional Title Company, LLC  
830 N. Meacham  
Schaumburg, IL 60173

Property of Cook 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, OR OTHER ENTITY RECONGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated: 8/20, 2008

Signature: [Signature]  
Grantor or Agent

Subscribed and Sworn to before me  
by the said the undersigned  
this 20<sup>th</sup> day of August, 2008.  
Notary Public: [Signature]



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 AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL UNDER THE LAWS OF THE STATE OF ILLINOIS

Dated: 8/20, 2008

Signature: [Signature]  
Grantee or Agent

Subscribed and Sworn to before me  
by the said the undersigned  
this 20<sup>th</sup> day of August, 2008.  
Notary Public: [Signature]



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 ACTS.)