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1999-12-15 14:21:27

Cook County Recorder

WARRANTY DEED

This document prepared by:

Jonathan L. Mills Sugar, Friedberg & Felsenthal 30 North LaSalle Street **Suite 2600** Chicago, Illinois 60602

When recorded mail to:

Jonathan L. Mills Sugar, Friedberg & Felsenthal 30 North LaSalle Street **Suite 2600** Chicago, Illinois 60602

**Property Address:** 

3532-34 South Prairie, Chicago, Illinois

Permanent index numbers:

BOX 333-

17-34-309-058

17-34-309-059

OMNIBUS VENTURES L.L.C. (f/k/a Kimbark Place, L.L.C.), an Illinois limited liability company, 566 West Adams Street, Chicago, Illinois ("Grantor"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants to A/OP VENTURE ONE L.L.C., an Illinois limited liability company, 566 West Adams Street, Chicago, Illinois ("Grantee"), the following described real estate in Cool County, Illinois:

Lots 40 and 41 in Robertson and Fitch's Subdivision of the West 1/2 of the Nor nyest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

Grantor's warranties are subject to: general real estate taxes not due and payable; covenants, conditions, and restrictions of record; easements of record; unrecorded easements; mortgages and trust deeds of record; acts by or through Grantee.

> Exempt under provisions of Paragraph. Est/to Transfer Tax

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Dated December 9, 1999.

OMNIBUS) VENTURES L.L.C.

Stephen R. Ballis

Exempt un der the provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act and under	eı
the provisions of Paragraph E, Section 3-33-060, Chicago Real Property Transfer Tax Ordinance.	

Date: December 9, 1999

STATE OF ILLINOIS

)SS

COUNTY OF COOK

## **ACKNOWLEDCMENT**

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Stephen R. Ballis, 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 he signed and delivered the said instrument as his free and voluntary act for the uses our purposes therein set forth.

Given under my hand and official seal this 9th day of December, 1999

Notary Public

My commission expires:

OFFICIAL SEAL ANTHONY D. ANDREWS

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 6-26-2001 EEO. 200,

THUER PROVISIONS OF PARAGRAY Jever D. C. F. R. L. A. C. R. A.

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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 title to real estate under the laws of the State of Illinois.

Date: December 9, 1999 Subscribed and sworn to before me this 9 he day "OFFICIAL SEAL"

The grantee or their 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.

Subscribed and sworn to

tary Public

before me this 9

TERESA L. COUNTS Notary Public, State of Illinois

TERESA L. COUNTS Notary Public, State of Illinois My Commission Expires Oct. 16, 2000 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 offence and of a Class A misdemeanor for subsequent offenses.

Property of County Clerk's Office