

# UNOFFICIAL COPY

**After Recording Return to:**

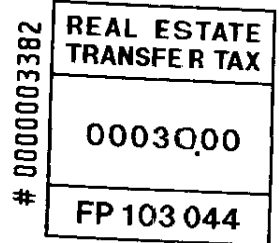
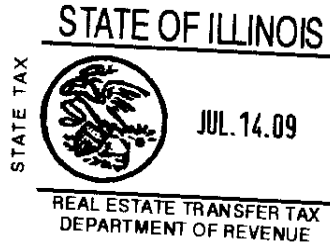
DONNA A. TERRY  
6738 S. CHAMPLAIN  
CHICAGO, IL 60637



Doc#: 0919547009 Fee: \$42.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/14/2009 09:34 AM Pg: 1 of 3

**This Instrument Prepared by:**

William E. Curphey & Assoc.  
2605 Enterprise Road  
Suite 155  
Clearwater, Florida 33759



**Mail Tax Statements To:**

Donna A. Terry & Jessica A. Terry  
6738 S. Champlain Avenue  
Chicago, IL 60637

Property Tax ID#: 20-22-403-031

## WARRANTY DEED

[William E. Curphey & Assoc.]  
[by: \_\_\_\_\_]

This WARRANTY DEED, executed this 23<sup>rd</sup> day of March, 2009, MORCAP REAL ESTATE OPPORTUNITY FUND I, LLC, a California Limited Liability Company, hereinafter called GRANTOR, grant to DONNA A. TERRY, an unmarried woman and JESSICA A. TERRY, a single woman, as joint tenants with rights of survivorship, whose address is 6738 S. Champlain Avenue, Chicago, IL 60637, hereinafter called GRANTEES:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$30,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEES, all that certain land, situated in Cook County, Illinois, viz:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS LOT 5 (EXCEPT THE NORTH 13 FEET) AND THE NORTH 16 FEET OF LOT 6 IN C.F. GRIGGING'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF

3

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SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

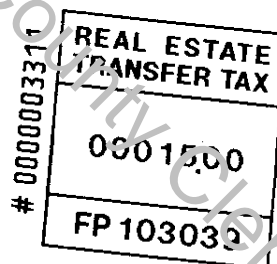
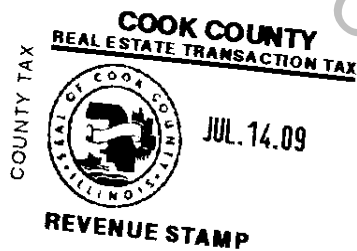
TAX PARCEL ID#: 20-22-403-031

PROPERTY ADDRESS: 6742 Champlain Avenue, Chicago, IL 60637

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.



# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

**MORCAP REAL ESTATE  
OPPORTUNITY FUND I, LLC, A  
CALIFORNIA LIMITED LIABILITY  
COMPANY**

[Signature]  
Witness

Hanh Nguyen  
Printed Name

[Signature]  
Witness

Trinh Thule  
Printed Name

By: [Signature]  
**ROBERT L. LABBE, duly authorized  
on behalf of its General Manager,  
MorCap Fund Advisors, LLC**

By: [Signature]  
**IDRIS D. CLARK, duly authorized on  
Behalf of its General Manager,  
MorCap Fund Advisors, LLC**

④ California  
STATE OF ILLINOIS )  
COUNTY OF Orange )

City of Chicago  
Dept. of Revenue  
582436  
07/01/2009 14:05 Batch 03154 125



Real Estate  
Transfer Stamp  
\$315.00

The foregoing instrument was hereby acknowledged before me this 23<sup>rd</sup> day of March, 2009, by ROBERT L. LABBE and IDRIS D. CLARK, both duly authorized on behalf of its General Manager MorCap Fund Advisors, LLC of MORCAP REAL ESTATE OPPORTUNITY FUND I, LLC, a California Limited Liability Company, who are personally known to me or who have produced CA Driver License, as identification, and who've signed this instrument willingly.



[Signature]  
Notary Public HienTrang  
My commission expires: 3-19-10

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.