

# UNOFFICIAL COPY

This Instrument Prepared By:

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Chicago, IL 60622



Doc#: 1004804084 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/17/2010 09:36 AM Pg: 1 of 4

(The Above Space for Recorder's Use Only)

## WARRANTY DEED

29<sup>TH</sup> STREET CAPITAL, LLC (hereinafter called "Grantor"), in consideration of the sum of TEN AND NO/DOLLARS (\$10.00) and other good and valuable consideration in hand paid by CHICAGO OPPORTUNITY 1, LLC (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged and confessed, by these presents does hereby grant, bargain, sell, convey, warrant and confirm, unto Grantee, all of Grantor's right, title and interest in and to the real property located in the City of Chicago, County of Cook and State of Illinois which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

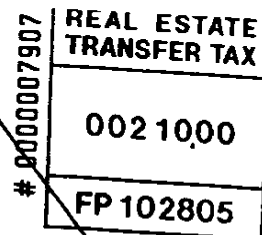
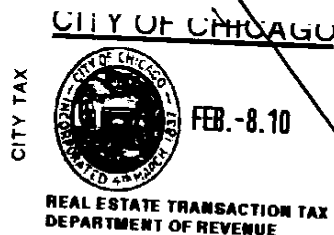
TO HAVE AND TO HOLD said premises forever. Subject to general real estate taxes for year 2009 and 2010 and subsequent years and such covenants, conditions, easements and restrictions of record as of the date hereof.

Address of Property: 7011 S. Calumet, Chicago, IL

Permanent Index Number: 20-22-325-005-0000

TO HAVE AND TO HOLD the premises unto Grantee, its successors and assigns FOREVER, and Grantor does hereby covenant that it is lawfully seized and possessed of said Property in fee simple, has a good right to convey.

GRANTOR:



BOX 33

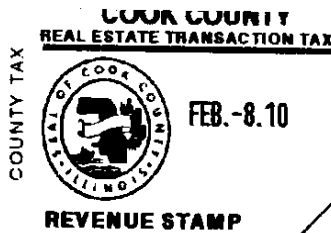
ST 5112896 248 2 MW LMO MW ALK ST

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29<sup>TH</sup> STREET CAPITAL, LLC

By: Stanley Beraznik

Its: Manager



# 0000005985	REAL ESTATE TRANSFER TAX
	0001000
	FP 102802

Date of Execution: 1/13, 2010

STATE OF CA)

) SS:

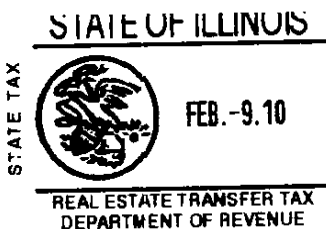
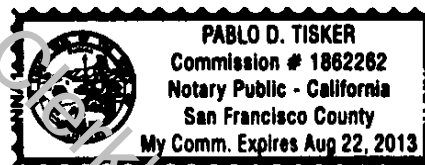
COUNTY OF SAN FRANCISCO)

I, the undersigned, a Notary Public in the State and County aforesaid, DO HEREBY CERTIFY that **Stanley Beraznik**, 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13<sup>TH</sup> day of January, 2010.

Notary Public

My Commission Expires: 8/22/13



# 0000008161	REAL ESTATE TRANSFER TAX
	0002000
	FP 102808

After Recording Mail To:  
8170 McCormick Blvd  
Stokier Dr 60076  
Suite 118

Mail Tax Bills To:  
CHICAGO OPP 1  
8170 McCormick  
Stokier Dr 60076  
Suite 118

**EXHIBIT A**

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## LEGAL DESCRIPTION

LOT 22 IN BLOCK "E" IN SONNENSCHNEIN AND SOLOMON'S PARK MANOR  
SUBDIVISION OF BLOCKS 5, 7 AND 12 IN THE SUBDIVISION OF THE EAST 1/2  
OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

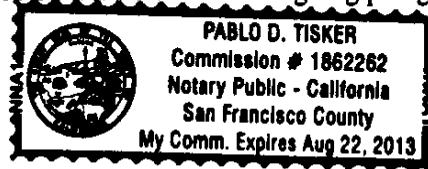
State of California

County of San FranciscoOn 1/13/10 before me, Pablo D. Tisker, Notary Public  
(Here insert name and title of the officer)personally appeared Stanley F. Beraznik

who 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/hor/their authorized capacity(ies), and that by his/hor/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

(Notary Seal)

### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty deed  
(Title or description of attached document)\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

\_\_\_\_\_  
(Additional information)

#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer  
 \_\_\_\_\_  
 (Title)  
 Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

#### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to the document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do anything that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for a acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they-, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ◆ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ◆ Indicate title or type of attached document, number of pages and date.
  - ◆ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document