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Doc#: 1007522018 Fee: \$31.00
Eugene "Gene" Moore RHP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/16/2010 09:27 AM Pg: 1 of 5

THIS INSTRUMENT WAS PREPARED BY:

Ryann Whalen, Esq.
McDonald Hopkins LLC
300 N. LaSalle St., Suite 2100
Chicago, Illinois 60654

AFTER RECORDING RETURN TO:

Ryann Whalen, Esq.
McDonald Hopkins LLC
300 N. LaSalle St., Suite 2100
Chicago, Illinois 60654

**EXEMPT UNDER PROVISIONS
OF PARAGRAPH (e) OF 33
ILCS 200/31-45, AND PARAGRAH (e)
OF §3-33-060 OF THE CHICAGO MUNICIPAL CODE**

SPECIAL WARRANTY DEED

Illinois

THIS INDENTURE, made as of the 11 day of March, 2010, between **JOHN A. LANGAS**, individually ("Grantor"), to and in favor of **WHITNEY LANGAS**, as trustee under the Whitney Langas Trust, dated February 4, 2004, and not personally ("Grantee").

WITNESS, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the following described real estate, located at 3720 North Ashland, City of Chicago, Cook County and State of Illinois and legally described in Exhibit "A" attached hereto and by this reference made a part hereof, together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

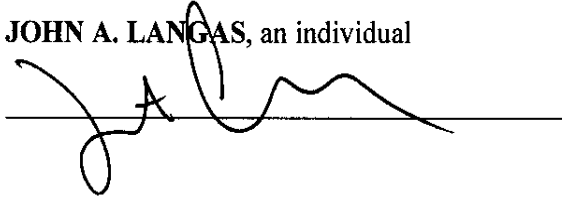
And the Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that subject to the Permitted Exceptions set forth on Exhibit "B" attached hereto, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, by through or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the day and year first above written.

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JOHN A. LANGAS, an individual

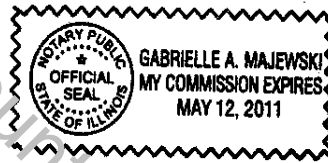


STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John A. Langas, who is 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 own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 11 day of March, 2010.


Notary Public



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EXHIBIT A LEGAL DESCRIPTION

LOT 16 IN CHARLES J. FORD'S SUBDIVISION OF BLOCK 19 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ AND THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ THEREOF IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 19) IN COOK COUNTY, ILLINOIS.

Address: 3726 North Ashland, Chicago, Illinois

PIN: 14-19-224-034-0000

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EXHIBIT B PERMITTED EXCEPTIONS

All matters of record.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

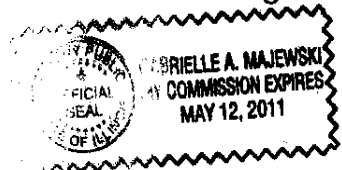
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed trust is a natural person recognized and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 3/11/2010

Signature: [Handwritten Signature]

Subscribed and sworn to before me this 11th day of March 2010

My Commission Expires: Gabrielle A. Majewski
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on deed is a trust recognized and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 3/11/2010

Signature: [Handwritten Signature]

Subscribed and sworn to before me this 11th day of March 2010

My Commission Expires: Gabrielle A. Majewski
Notary Public



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.