



Doc#: 1023839011 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/26/2010 10:03 AM Pg: 1 of 3

WARRANTY DEED

The GRANTOR, 1563 WEST PRATT AVE LLC, an Illinois limited liability company, whose address is 7650 W. Foster Ave., Chicago, IL 60656, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, does, by these presents CONVEYS AND WARRANTS unto the GRANTEE, BBG PRATT/CHICAGO LLC, an Illinois limited liability company, whose address is 4753 North Broadway Ave., Chicago, IL 60640, the following described Real Estate situated in the County of Cook and State of Illinois, known and described as follows:

LOT 5 AND THE WEST 25 FEET OF LOT 4 IN THE SUBDIVISION OF THE WEST HALF OF LOTS 15 AND 16 OF L.C. PAINE FREER'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1563 W. Pratt Ave., Chicago, IL 60626
P.I.N.: 11-32-300-001-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS INSTRUMENT CONSTITUTES A DEED IN LIEU OF FORECLOSURE IN FULL AND FINAL SATISFACTION OF THE MORTGAGE RECORDED AS DOCUMENT NUMBER 0631102150 AS MODIFIED BY MODIFICATIONS OF MORTGAGE RECORDED AS DOCUMENT NOS. 0835310066 AND 0911115056.

In witness whereof, Grantor has executed this Warranty Deed the day and year first written above.

1563 WEST PRATT AVE LLC,

By: *Ermin Pajazetovic*
Ermin Pajazetovic, Manager of 1563 West Pratt Ave, LLC

This instrument was prepared by Steven R. Radtke, CHILL, CHILL & RADTKE, PC, 79 W. Monroe Street, Suite 1305, Chicago, IL

UNOFFICIAL COPY

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

State of Illinois)
) ss:
County of Cook)



On this 23rd day of August, 2010 before me, the undersigned Notary Public, personally appeared Ermin Pajazetovic, Member of 1563 West Pratt Ave LLC, and known to me to be a member or designated agent of the limited liability company that executed the foregoing Warranty Deed and acknowledged the Warranty Deed to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the Warranty Deed and in fact executed said instrument on behalf of the limited liability company.

By [Signature]

Residing at 8938 S. Pulaski Homewood, IL 60456

Notary Public in and for the State of Illinois.

My commission expires 11/20/11

MAIL TO:

Ross Berman
4753 N. Broadway Ave. Ste 620
Chicago, IL 60640

SEND SUBSEQUENT TAX BILLS TO:

Donald Kerstein
4753 N. Broadway, Ste. 620
Chicago, IL 60640

OR RECORDER'S OFFICE BOX NO. _____

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, 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.

Dated 8-23- _____, 2010

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Andrew Schustoff
This 13, day of August, 2010
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 and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 8-23 _____, 2010

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Andrew Schustoff
This 13, day of August, 2010
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)