

WARRANTY DEED



Doc#: 1024431129 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/01/2010 04:33 PM Pg: 1 of 4

MAIL TO:

SPAGNOLO & HOEKSEMA, LLC
Suite 100
2500 W. Higgins Road
Hoffman Estates, IL 60169

TAXPAYER NAME & ADDRESS

James J. Banks, Manager of Jim Capital, LLC
Graziella Sergio, Manager of Sergio Capital, LLC
1040 N. Lakeshore Dr., #20A
Chicago, IL 60611

THE GRANTORS, JAMES J. BANKS and GRAZIELLA SERGIO, husband and wife, of Chicago, County of Cook, State of Illinois for the consideration of Ten and 00/100 DOLLARS, and other good & valuable consideration in hand paid, CONVEYS and WARRANTS to GRAZIELLA SERGIO, AS MANAGER OF SERGIO CAPITAL, LLC whose principal office is located at 1040 N. Lakeshore Dr., #20A as to an undivided Fifty percent (50%) interest, and JAMES J. BANKS, AS MANAGER OF JIM CAPITAL, LLC as to an undivided Fifty percent (50%) interest, whose principal office is located at 221 N. LaSalle Street, Ste. 3800, Chicago, Illinois 60601 as TENANTS IN COMMON, the following described Real Estate situated in the County of Cook in the State of Illinois:

UNIT 20-A, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS "PARCEL"):

LOTS, 1, 2, 3, 4 AND 5 AND THAT PART OF LOT 6 LYING NORTH OF THE SOUTH LINE OF LOT 5 PRODUCED EAST TO THE EAST LINE OF SAID LOT 6 HERETOFORE DEDICATED AS A PUBLIC ALLEY AND NOW VACATED BY ORDINANCE RECORDED AS DOCUMENT NO. 19333014, IN OWNERS SUBDIVISION OF LOT 14 IN BLOCK 1 IN POTTER PALMER LAKE SHORE DRIVE ADDITION TO CHICAGO, TOGETHER WITH LOTS 1, 2 AND 3 (EXCEPT THE SOUTH 3 1/2 FEET OF SAID LOT 3) IN PALMER AND BORDENS RESUBDIVISION OF LOTS 15, 16 AND 18 IN BLOCK 1 OF THE AFORESAID ADDITION, BEING A SUBDIVISION OF PART OF BLOCKS 3 AND 7 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

LOT 4 AND THE SOUTH 3 1/2 FEET OF LOT 3 AND THE EAST 3 FEET OF LOT 5 IN AFORESAID PALMER AND BORDENS RESUBDIVISION WHICH LIES

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NORTH OF A LINE COINCIDENT WITH THE SOUTH LINE OF LOT 4 IN THE AFORESAID OWNERS SUBDIVISION OF LOT 14 IN BLOCK 1 OF POTTER PALMER LAKE SHORE DRIVE ADDITION TO CHICAGO, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CARLYLE APARTMENTS, INC., RECORDED IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 19899324; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Permanent Index No: 17-03-202-061-1061
 Property Address: 1040 North Lake Shore Drive, Unit 20A, Chicago, IL 60611

Subject to real estate taxes for the years 2009 and thereafter, covenants, conditions and restrictions of record and building lines and easements as exist, 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 as TENANTS IN COMMON.

DATED this 23 day of August, 2010.


 Graziella Sergio


 James J. Banks

City of Chicago
 Dept. of Revenue
604661



8/30/2010 16:27
 dr00764

Real Estate
 Transfer
 Stamp
\$0.00

Batch 1,742,209

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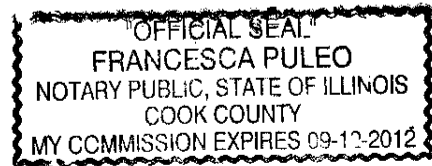
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Graziella Sergio and James J. Banks, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 23 day of August, 2010.

Francesca Puleo
Notary Public

My commission expires: 9/12/2012



ILLINOIS TRANSFER STAMPS
Exempt under Real Estate Transfer Law
35 ILCS 200/31-46, sub paragraph e

Date: 8/23/2010

Signature: [Handwritten Signature]
Graziella Sergio

Signature: [Handwritten Signature]
James J. Banks

Prepared by: Don O. Spagnolo, SPAGNOLO & HOEKSEMA, LLC
Suite 100, 2500 W. Higgins Road, Hoffman Estates, IL 60169

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent(s) affirm that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural people, Illinois corporations or foreign corporations authorized to do business or acquire and hold title to real estate in Illinois, partnerships authorized to do business or acquire and hold title to real estate in Illinois, or other entities recognized as people and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

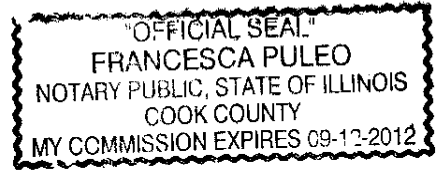
Dated: August 23, 2010

By: [Signature]
Graziella Sergio

By: [Signature]
James J. Banks

Subscribed and sworn to before me this 23 day of August, 2010.

[Signature]
Notary Public



The Grantees or their agent(s) affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural people, Illinois corporations or foreign corporations authorized to do business or acquire and hold title to real estate in Illinois, partnerships authorized to do business, or other entities recognized as people and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

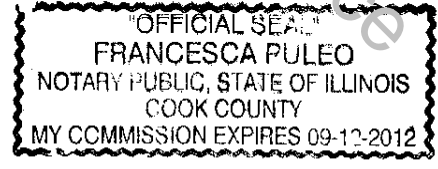
Dated: August 23, 2010

By: [Signature]
Graziella Sergio, as Manager of Sergio Capital, LLC

By: [Signature]
James J. Banks, as Manager of Jim Capital, LLC

Subscribed and sworn to before me this 23 day of August, 2010.

[Signature]
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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)