

UNOFFICIAL COPY



**WARRANTY DEED**

**MAIL TO:**

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

Doc#: 1024431134 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/01/2010 04:37 PM Pg: 1 of 3

**TAXPAYER NAME & ADDRESS**

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

THE GRANTOR, GRAZIELLA SERGIO, a married woman, 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, Chicago, IL 60611, as SOLE OWNER, the following described Real Estate situated in the County of Cook in the State of Illinois:

UNIT NO. 2307-D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CARL SANDBURG VILLAGE CONDOMINIUM, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25032908, AS AMENDED FROM TIME TO TIME, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No: 17-04-216-064-0506  
Property Address: 1355 N. Sandburg Terrace, Unit 2307, Chicago, IL 60610

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 SOLE OWNER.

DATED this 23 day of AUGUST, 2010.

\_\_\_\_\_  
Graziella Sergio

\_\_\_\_\_  
James J. Banks, solely for the purpose  
of waiving homestead rights

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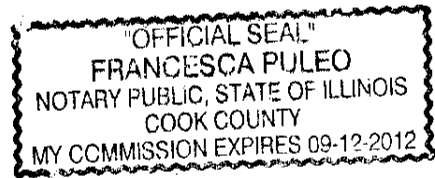
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

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

City of Chicago  
Dept. of Revenue



Real Estate  
Transfer  
Stamp

**604656**  
8/30/2010 16:27  
dr00764

**\$0.00**

Batch 1,742,209

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

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## STATEMENT BY GRANTOR AND GRANTEE

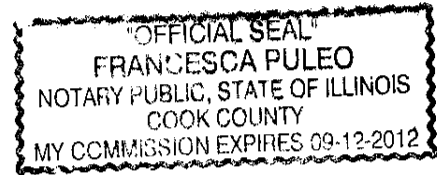
The grantors or their agent(s) affirm that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural people, Illinois corporations or foreign corporations authorized to do business or acquire and hold title to 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: 8/23, 2010

By: [Signature]  
Graziella Sergio

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

[Signature]  
Notary Public



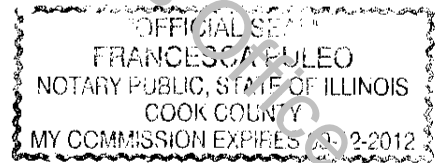
The Grantees or their agent(s) affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural people, Illinois corporations or foreign corporations authorized to do business or acquire and hold title to real estate in Illinois, 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: 8/23, 2010

By: [Signature]  
Graziella Sergio, as Manager of  
Sergio 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.)