

UNOFFICIAL COPY

WARRANTY DEED



1024431135

MAIL TO:

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

Doc#: 1024431135 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

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

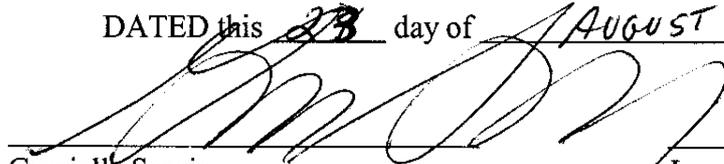
THE GRANTORS, JAMES J. BANKS and GRAZIELLA SERGIO husband and wife of 1040 N. Lakeshore Dr., #20A, Chicago, IL 60611 for the consideration of Ten and 00/100 DOLLARS, and other good & valuable consideration in hand paid, CONVEY and WARRANT to GRAZIELLA SERGIO, AS MANAGER OF SERGIO CAPITAL, LLC whose principal 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 2502 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 50 EAST BELLEVUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25221794, AS AMENDED, IN THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No: 17-03-202-065-1128
Property Address: 50 E. Bellevue, #2502, 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

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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.

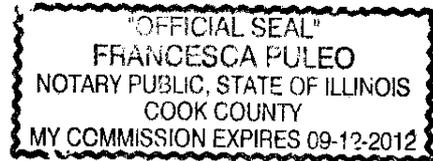
Given under my hand and notary seal, this 23 day of August, 2010.

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

City of Chicago
Dept. of Revenue
604655



Real Estate
Transfer
Stamp

\$0.00

8/30/2010 16:27

dr00764

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

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.

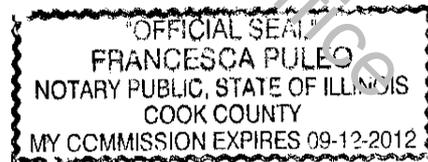
Dated: 8/23, 2010

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.)