



Chicago Title Insurance Company

Warranty DEED
ILLINOIS STATUTORY

UNOFFICIAL COPY



Doc#: 1101355062 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/13/2011 04:27 PM Pg: 1 of 3

THE GRANTOR(S), HP & GZ ENTERPRISES, LLC, of the City of MT. PROSPECT, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrants to LAWRENCE AND RIVER PROPERTIES, LLC (GRANTEE'S ADDRESS) 4758 River Road SCHILLER PARK, IL 60176 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

THAT PART OF THE NORTH 1/2 OF CYNTHIA ROBINSON'S TRACT, LYING WEST OF THE CENTER OF DESPLAINES RIVER ROAD, IN THE PARTITION OF THE NORTH SECTION OF ROBINSON'S RESERVATION, IN TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON A LINE 50.0 FEET WEST OF THE CENTER LINE OF SAID RIVER ROAD, AND 200 FEET SOUTH OF THE NORTH LINE OF SECTION 15, ALSO BEING THE CENTER OF LAWRENCE AVENUE; THENCE NORTHWESTERLY 23.62 FEET TO A POINT ON A LINE 190.0 FEET AND SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION; THENCE WEST ON LAST MENTIONED PARALLEL LINE, A DISTANCE OF 180.0 FEET TO A POINT ON A LINE, 250.0 FEET WEST OF AND PARALLEL WITH THE CENTER OF SAID RIVER ROAD; THENCE SOUTH ON LAST MENTIONED PARALLEL LINE, TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID CYNTHIA ROBINSON'S TRACT; THENCE EAST ON THE SOUTH LINE OF SAID TRACT, TO A POINT 50.0 FEET WEST OF THE CENTER LINE OF SAID RIVER ROAD; THENCE NORTH ALONG A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE CENTER LINE OF RIVER ROAD TO THE PLACE OF BEGINNING--COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2010 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

Permanent Real Estate Index Number(s): 12-15-100-014-0000
Address(es) of Real Estate: 4758 RIVER ROAD SCHILLER PARK, IL 60176

Dated this 6th day of January, 2011

HP & GZ ENTERPRISES, LLC

By: George Zervos
GEORGE ZERVOS
Member

Attest: Harry Psarros
HARRY PSARROS
Member

Exempt under provisions of Paragraph 4 Section 4
Real Estate Transfer Tax Act.
1/6/2011
Date [Signature]
Buyer, Seller or Representative

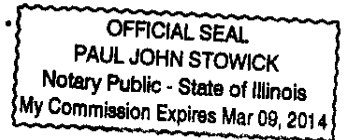
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 1/6, 2011 Signature: [Signature]
Grantor or Agent

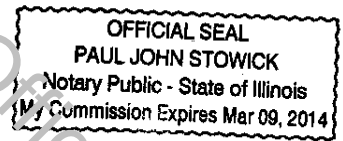
SUBSCRIBED and SWORN to before me
by the said [Signature]
on this 11 day of January, 2011
Notary Public: [Signature]



The grantee or his/her 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.

Dated 1/6, 2011 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me
by the said [Signature]
on this 01 day of January, 2011
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.

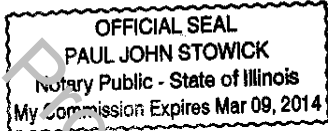
(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

STATE OF ILLINOIS, COUNTY OF

UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT HP & GZ ENTERPRISES, LLC, Members, George Zervos and Harry Psarros personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 official seal, this 6th day of January, 2011



(Signature) (Notary Public)

Prepared By: Paul J. Stowick,
Attorney at Law
940 E. Northwest Hwy.
Mt. Prospect, Il. 60056

Mail To:

4758 RIVER ROAD
SCHILLER PARK, IL 60176

Name & Address of Taxpayer:

LAWRENCE AND RIVER PROPERTIES, LLC
4758 RIVER ROAD
SCHILLER PARK, IL 60176