

11-01540-AC

UNOFFICIAL COPY

WARRANTY DEED
TA 110203



Doc#: 1106255005 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/03/2011 08:45 AM Pg: 1 of 3

MAIL TO:

West 40th Place LLC
319 W. 40th Place
Chicago, IL 60609

NAME & ADDRESS OF TAXPAYER:

West 40th Place LLC
319 W. 40th Place
Chicago, IL 60609

THE GRANTOR: Root Street Properties LLC, a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois

for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Operating Agreement of said company, CONVEY AND WARRANTS to West 40th Place LLC, a Limited Liability Company, organized and existing under and by virtue of the laws of the State of Georgia having its principal office at the following address 319, W. 40th Place, Chicago, Illinois, 60609, party of the second part, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOTS 1, 2, 3 AND 4 IN KENNEDY'S SUBDIVISION OF LOTS 65 TO 75 INCLUSIVE IN BLOCK 3 IN SUPERIOR COURT SUBDIVISION OF LOT 2 IN SUPERIOR COURT PARTITION OF THE SOUTH 3/8 OF NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 20-04-222-005-0000; 20-04-222-004-0000;
20-04-222-003-0000; 20-04-222-002-0000

Address(es) of Real Estate: 249, 251, 255 and 257 W. Root Street, Chicago, IL 60609

In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to the presents by its Managing Member, this 18 day of February, 2011.

IMPRESS
CORPORATE
SEAL HERE

Name of Company: Root Street Properties, LLC, a Limited Liability Company

By T. L. Sand (SEAL)
Manager

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

3

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STATE OF Illinois)
)SS
County of Cook)

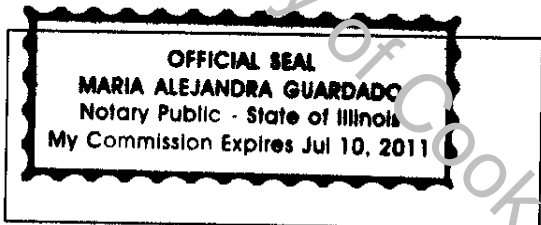
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

THOMAS L SOUDAN
personally known to me to be one of the managers of Root Street Properties, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managing Member, he/she signed and delivered the said instrument and caused the company seal of said company, as his/her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18 day of Feb., 2011

[Signature]
Notary Public

My commission expires on Jul 10, 2011



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH

5

SECTION 4, REAL ESTATE TRANSFER ACT

DATE:

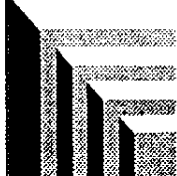
NAME AND ADDRESS OF PREPARER:

Thomas J. Anselmo
Freedman Anselmo Lindberg LLC
1807 W. Diehl Road
Naperville, IL 60563

[Signature]
Buyer, Seller or Representative

PHONIC
1356 W. NOKER RD
ARLINGTON HEIGHTS, ILLINOIS 60015
(847) 255-7100

Cook County Clerk's Office



PREMIER TITLE COMPANY

*A policy issuing agent of Chicago Title
& First American Title Insurance Companies*

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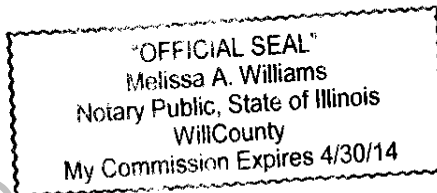
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor 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 February 23rd, 2011

Signature: [Signature] Grantor or Agent

Subscribed and sworn to before me this
23rd day of February 2011
Melissa A. Williams
Notary Public

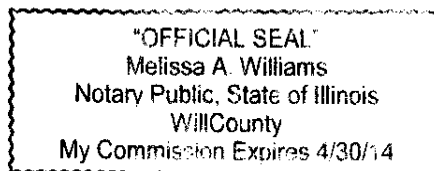


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated February 23rd, 2011

Signature: [Signature] Grantor or Agent

Subscribed and sworn to before me this
23rd day of February 2011
Melissa A. Williams
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)