

(1a11)

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## WARRANTY DEED Statutory (Illinois)

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Doc#: 1111118012 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/21/2011 11:46 AM Pg: 1 of 4

C.T.I.C. 8819075 D2 KARSA

Property of Cook County Clerk's Office

Above Space for Recorder's use only

**THE GRANTOR, Comer Science and Education Foundation**, an Illinois not for profit corporation, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, **CONVEYS** and **WARRANTS** to **THE GRANTEE, Griffin Tire Service's Inc., an Illinois corporation**, with a principal office located at 7118 S. South Chicago Avenue, Chicago, IL all interest in the following Real Estate described in Exhibit A, together with the building ~~and all appurtenances, easements and hereditaments~~ belonging thereto and situated in the County of Cook and State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO:

The Conditions set forth in Real Estate Contract # 2 dated September 28, 2009 and as amended on <sup>January 1, 2011</sup> April 8, 2011, between Comer Science and Education Foundation, an Illinois not-for-profit corporation ("the Seller") and Anthony Griffin ("the Buyer").

Permanent Real Estate Index Number(s): 20-26-109-002

Address of Real Estate: 7118 S. South Chicago Avenue, Chicago, IL 60619

Dated this 7th day of April, 2011.

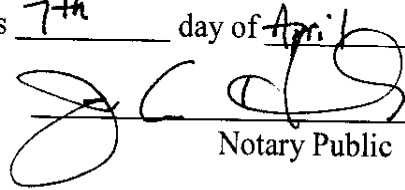
Box 400-CTCC

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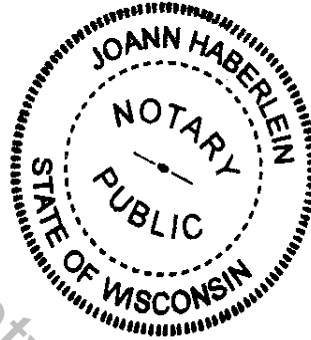
STATE OF WISCONSIN )  
 ) SS.  
COUNTY OF WAUKESHA )

I, the undersigned, a Notary Public in and for said County, in the State of Wisconsin, certify that William T. Schleicher, 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 acknowledged that he signed, sealed and delivered the instrument as his own free and voluntary act, and as the free and voluntary act and for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7<sup>th</sup> day of April, 2011.

  
\_\_\_\_\_  
Notary Public

My commission expires on April 20, 2014



Prepared by:

Lenny D. Asaro, Esq.  
Neal & Leroy, LLC  
203 N. LaSalle, Suite 2300  
Chicago, Illinois 60601

Send subsequent tax bills to:

Griffin Tire Service's, Inc.  
Anthony Griffin  
7118 S. South Chicago Avenue  
Chicago, IL 60619

After recording mail to:

Bryan P. Lynch  
Law Office of Bryan P. Lynch, P.C.  
734 N. Wells Street  
Chicago, Illinois 60654

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STREET ADDRESS: 7118 S. CHICAGO  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 20-26-109-002-0000

**LEGAL DESCRIPTION:**

LOT 1 (EXCEPT A STRIP THEREOF OF 2.00 FEET ALONG THE SOUTHERLY SIDE THEREOF, ADJOINING THE NORTH LINE OF LOT 2) IN C. P. KEENEY'S SUBDIVISION OF LOTS 1 TO 18 BOTH INCLUSIVE, IN BLOCK 8 AND LOTS 1 TO 18 BOTH INCLUSIVE, IN BLOCK 11 IN CORNELL IN SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

EXEMPT FROM TAXATION UNDER THE PROVISION OF PARAGRAPH E SECTION      OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH E SECTION      OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

4/13/11  
Date

[Signature]  
Buyer, Seller or Representative

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH(S) E OF SECTION 200.1-286 OF SAID ORDINANCE.

4/13/11

[Signature]

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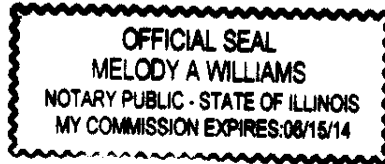
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the 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 4/13/11, \_\_\_\_\_ Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Agent  
this 13<sup>th</sup> day of April  
2011.

Melody A. Williams  
Notary Public

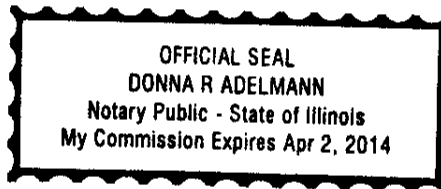


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April, 08, 2011 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said ANTHONY GRIFFIN  
this 8 day of APRIL  
2011.

Donna R Adelmann  
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.]