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Doc#: 1111516036 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/25/2011 01:56 PM Pg: 1 of 4

Commitment Number: 208905

This instrument prepared by: Jay Rosenberg, Esq., and reviewed by Ross M. Rosenberg, Esq.,
Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249. (513) 247-
9605

After Recording Return To:

Kurt Skipper and Chad Rice
913 N. HERMITAGE AVE., CHICAGO, IL 60622-5003

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
P.I.D#::17-06-426-032-0000

GENERAL WARRANTY DEED

AEGEAN GROUP, INC., AN ILLINOIS CORPORATION, hereinafter grantor, of Cook County, Illinois, for \$ 0.00 in consideration paid, grants, with general warranty covenants to Kurt Skipper and Chad Rice, hereinafter grantee, whose tax mailing address is 913 N. HERMITAGE AVE., CHICAGO, IL 60622-5003, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

THE NORTH 1/2 OF LOT 3 (EXCEPT THAT PART OF SAID LOT CONVEYED TO METROPOLITAN WEST SIDE ELEVATED RAILROAD COMPANY) IN THE RESUBDIVISION OF BLOCK 14, IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.D#::17-06-426-032-0000

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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **07303422005**

County Clerk's Office

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Executed by the undersigned on 4-21, 2011:

AEGEAN GROUP, INC., AN ILLINOIS CORPORATION

By: CHRIS RICE

Its: PRESIDENT

STATE OF IL

COUNTY OF COOK

The foregoing instrument was acknowledged before me on 4-21, 2011 by the _____ of AEGEAN GROUP, INC., AN ILLINOIS CORPORATION, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Shirley Gall
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative

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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 assignment of beneficial interest in land trust is either a natural person, and 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 April 21, 2011

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before me by the said _____
this _____ day of _____, 20____.

NOTARY PUBLIC Shirley Gall



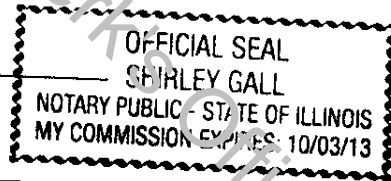
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date April 21, 2011

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before me by the said _____
This _____ day of _____, 20____.

NOTARY PUBLIC Shirley Gall



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

Grantee's Name and Address: **Send tax statement to grantee**

Kurt Skipper and Chad Rice
913 N. HERMITAGE AVE., CHICAGO, IL 60622-5003