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WARRANTY DEED

ILLINOIS STATUTORY (Individual to Individual)

MAIL TO:
RODNEY WIGGINS

10424 5. NORMAL AVE
CHICAGO, IL 60628

CHICAGO, IL 60628

CONAME & ADDRESS OF TAXPAYER:
RODNEY WIGGINS

10424 SOUTH NORMAL AVENUE
CHICAGO, ILLINOIS 60628



Doc#: 1111604137 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 04/26/2011 01:06 PM Pg: 1 of 3

RECORDER'S STAMP

THE COLUMN TO THE	
THE GRANTOR(S) ORCHARD STREET PROPERTY GROUP, LLC. ian Illinois Limite of the Village of Skoki: County of Cook	
	Illingis
for and in consideration of TEN AND NO/100(\$10.00)	
and other good and valuable considerations in hand naid	DOLLARS
CONVEY(S) AND WARRANT(S) to RODNET WIGGINS	
RUNE: W. G-INS	
(GRANTEES' ADDRESS) 874 East 100th Place	
of the City of Chicago	
	Illinois
all interest in the following described real estate situated in the County of Cook to wit:	, in the State of Illinois,
to wit:	_ _
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREC	↑ ₽.
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NOTE: If additional space is required for legal - attach on separate	SCY
8-1/2" x 11 sheet, with a minimum of 1/2" clear margin on all sides.	7/2 UV 6 17
hardward and the state of the s	C INTC. +
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of th	e State of Illinois.
Permanent Index Number(s): 25-16-111-060 - 0000	
Property Address: 10424 SOUTH NORMAL AVENUE, CHICAGO, ILLINOIS 60628	
Dated this 15th day of April, 2011	
ORCHARD STREET PROPERTY GROUP, LLC (Seal)	(C. h
RY:	(Seal)
SCOTT ROSENZEIG, Manager (Seal)	
	(Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

CTIC Form No. 1159

UNOFFICIAL COPY

I, the underrigued, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SCOTT. ROSENZEEIG. Managar of ORCHARD STREET PROPERTY GROUP. LIC. AN Illinois Limited Liability. Department of motors me this day in person, and admonoleded that he subscribed to the forego strument, instrument as his few and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Civen under my hand and notarial seal, this day of April. 2011 My commission expires to the forego. Whose praises and administration of the person proparation of the Crantee for tax billing purposent and address of the Crantee for tax billing tax billing tax billing tax bil	County ofCOOK	
My commission expires on 4.3-14 My commission expires on 4.3-14 Notary Public STATE OF ILLINOIS Wy Commission expires Apr 3, 2516 IMPRESS SEAL HERE STATE OF ILLINOIS WE REAL ESTATE TRANSFER TAX O0 140,00 FP 103024 EXEMPT UNDER PROVISIONS OF PARAGRAPH SHCTION 4, REAL ESTATE TRANSFER TAX SECURITY OF SEAL ESTATE TRANSFER ACT DATE: Signature of Buyer, Seller or Representative This conveyance must contain the name and address of the Grantee for tax billing purposes: \(\) 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: \((55) \) ILCS 5/3-5022). REAL ESTATE FP 103022 FP 103022	personally known to me to be the same person whose name is subscribed to the forego. appeared before me this day in person, and acknowledged that	y_C ent,
Notary Public Notary Public Notary Public Notary Public STATE OF ILLINOIS Notary Public STATE OF ILLINOIS STATE OF ILLINOIS REAL ESTATE TRANSFER TAX OO 140,00 FP 103024 EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4, REAL ESTATE TRANSFER ACT Chicago, Illinois 60645 This conveyance must contain the name and address of the Grantee for tax billing purpo as: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022). REAL ESTATE TRANSFER TAX OO070,00 FP 103022 REAL ESTATE TRANSFER TAX OO070,00 FP 103022	assis of nomestat.	the
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NAME and ADDRESS OF PREPARER: NAME and ADDRESS OF PREPARER: AVTUR Reifer, Ltd. 3016 West Sherwin Avenue Chicago, Illinois 60645 This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022). REAL ESTATE TRANSFER TAX OO 14000 FP 103024 EXEMPT UNDER PROVISIONS OF PARAGRAPH SHCTION 4, REAL ESTATE TRANSFER ACT OOO7000 REAL ESTATE TRANSFER TAX OOO7000 REAL ESTATE TRANSFER TAX OOO7000 FP 103022 FP 103022		
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	DEPARTMENT OF REVENUE FP 103023	

1111604137D Page: 3 of 3...... _

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EXHIBIT A

LOT 1 IN MEDEMA'S BELLVIEW ADDITION TO ROSELAND, BEING A SUBDIVISION OF THE EAST 169.88 FEET OF THE SOUTH 1 CHAIN OF THE WEST 10 CHAINS OF LOT 11 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR SOUTH NORMAL AVENUE BY CONDEMNATION PROCEEDINGS ON PETITION OF THE CITY OF CHICAGO IN SUPERIOR CASE #459818) IN COME COUNTY, ILLINOIS.

ADDRESS OF REAL ESTATE:

10424 SOUTH NORMAL AVENUE, CHICAGO, ILLINOIS 60628

PERMANENT TAX INDEX NO.

25-16-111-060 ~ 0000

Subject to general real estate taxes for the years 2010 and subsequent; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; coring laws and ordinances; public and utility easements; public roads and highways, if any; party wall rights and agreements, if any; all matters of survey disclosed by Ilat of Survey made by Donald A. Shapiro Job No. 558305-1 dated 04/14/11.