

# UNOFFICIAL COPY

## WARRANTY DEED

ILLINOIS STATUTORY  
(Individual to Individual)



1111604137

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

MAIL TO:

RODNEY WIGGINS  
10424 S. NORMAL AVE  
CHICAGO, IL 60628

850253  
10414

NAME & ADDRESS OF TAXPAYER:

RODNEY WIGGINS  
10424 SOUTH NORMAL AVENUE  
CHICAGO, ILLINOIS 60628

RECORDER'S STAMP

THE GRANTOR(S) ORCHARD STREET PROPERTY GROUP, LLC, an Illinois Limited Liability Company  
of the Village of Skokie County of Cook State of Illinois  
for and in consideration of TEN AND NO/100 ----- (\$10.00) ----- DOLLARS

and other good and valuable considerations in hand paid,  
CONVEY(S) AND WARRANT(S) to RODNEY WIGGINS

(GRANTEES' ADDRESS) 874 East 100th Place  
of the City of Chicago County of Cook State of Illinois  
all interest in the following described real estate situated in the County of Cook, in the State of Illinois,  
to wit:

-----SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF-----

S 4  
P 3  
S N  
SCY  
INTC. 7

NOTE: If additional space is required for legal - attach on separate  
8-1/2" x 11 sheet, with a minimum of 1/2" clear margin on all sides.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the 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) \_\_\_\_\_ (Seal)  
BY: SCOTT ROSENZWEIG, Manager (Seal) \_\_\_\_\_ (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

Box 400-CTCC

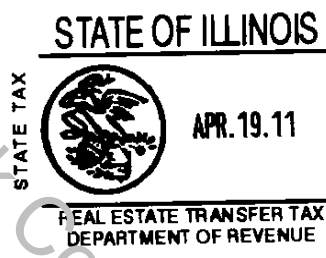
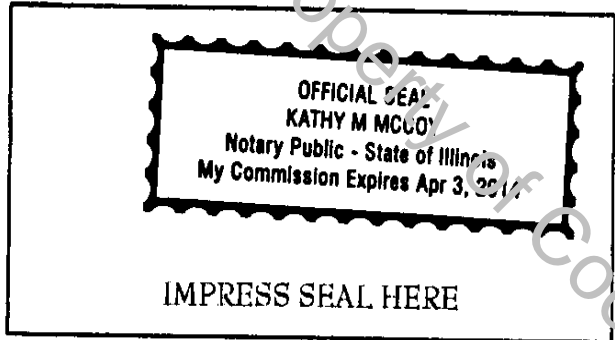
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STATE OF ILLINOIS } ss.  
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SCOTT ROSENZWEIG, Manager of ORCHARD STREET PROPERTY GROUP, LLC, an Illinois Limited Liability Co. personally known to me to be the same person whose name \_\_\_\_\_ is \_\_\_\_\_ subscribed to the forego. instrument, appeared before me this day in person, and acknowledged that he \_\_\_\_\_ signed, sealed and \_\_\_\_\_ the instrument as his 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 notarial seal, this 15 day of April, 2011

My commission expires on 4-3-14 \_\_\_\_\_ Notary Public

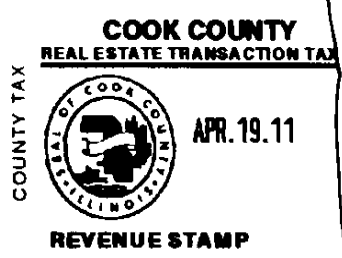


REAL ESTATE TRANSFER TAX
0014000
FP 103024

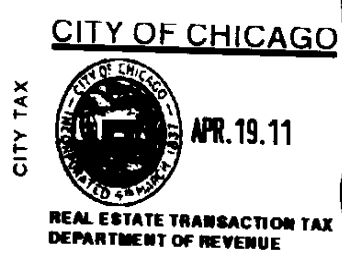
NAME and ADDRESS OF PREPARER:  
Avrum Reifer, Ltd.  
3016 West Sherwin Avenue  
Chicago, Illinois 60645

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_ SECTION 4,  
REAL 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 TRANSFER TAX
0007000
FP 103022



REAL ESTATE TRANSFER TAX
0147000
FP 103023

TO

FROM

WARRANTY DEED  
ILLINOIS STATUTORY

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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 COOK 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; zoning 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 Plat of Survey made by Donald A. Shapiro Job No. 558305-1 dated 04/14/11.