

UNOFFICIAL COPY



Doc#: 1111949013 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/29/2011 10:32 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

Victoria C. Bresnahan
MELTZER, PURTILL & STELLE
300 South Wacker Drive
Suite 3500
Chicago, Illinois 60606

Address: 6437 Rockwell
Chicago, Illinois 60629
PIN: Sec Exhibit A

ABOVE SPACE FOR RECORDER'S USE ONLY

WARRANTY DEED

THIS WARRANTY DEED is made as of this 27th day of December, 2009 by **INNOCENT O. OKOYE**, a married man ("Grantor") with an address of 3115 Aviara Ct, Naperville IL to **SCHERSTON REAL ESTATE INVESTMENTS, LLC**, an Illinois banking corporation ("Grantee") with an address of 1199 East Higgins Road, Schaumburg, Illinois 60173.

WITNESSETH:

For and in consideration of \$10.00 cash in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has and by these presents does CONVEY and WARRANT unto Grantee in fee simple, that certain parcel or parcels of real estate described on Exhibit A hereto (the "Property") SUBJECT TO covenants, conditions and restrictions of record and general taxes for 2009 and subsequent years.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property.

There shall be no merger of the fee title estate conveyed by this Warranty Deed with the liens created by the mortgages listed below made by Grantor, as "Mortgagor", in favor of American Chartered Bank, an Illinois banking corporation, as "Mortgagee", upon the Property by reason of the fact that this Warranty Deed may be held, directly or indirectly, by or for the account of any entities who hold any interest, directly or indirectly, in the Mortgagee. No such merger shall occur unless all entities having an interest in such fee estate and all entities having an interest in the Mortgage join in a written statement effecting such merger and duly record the same.

Mortgage
Mortgage

Document Date
February 12, 2007

Recording Date
March 7, 2007

Recording No.
0706647171

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IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

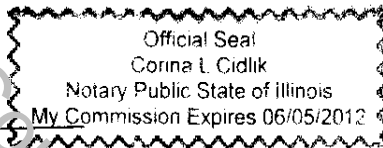
Innocent O. Okoye
Innocent O. Okoye

STATE OF ILLINOIS)
) SS
COUNTY OF DeKalb)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Innocent O. Okoye, personally known to me to be the same person whose name is subscribed to this Warranty Deed, appeared before me this day in person and acknowledged that he voluntarily signed and delivered said Warranty Deed, as his free and voluntary act, for the uses and purposes stated therein set forth.

Date: December 21, 2009

Corina L. Cidlik
Notary Public



My Commission Expires: 6/5/12

(Official Seal)

EXEMPT UNDER PROVISIONS OF PARAGRAPH L SECTION 31-45, PROPERTY TAX CODE.

12/21/09
DATE

H. Palz
BUYER SELLER OR REPRESENTATIVE

SEND SUBSEQUENT TAX BILLS TO:

SCHERSTON REAL ESTATE INVESTMENTS, LLC
Attn: Hanan Palz
1199 East Higgins Road
Schaumburg, Illinois 60173

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EXHIBIT A

LEGAL DESCRIPTION

LOT 28 IN BLOCK 13 IN COBE AND MCKINNON'S 63RD STREET SUBDIVISION OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 13, AND THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 6437 South Rockwell Street, Chicago, IL 60629

PIN: 19-24-212-013

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her 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 title to real estate under the laws of the State of Illinois.

Dated: December 21st, 2009

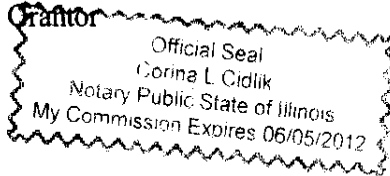
GRANTOR:

Innocent O. Okoye
Innocent O. Okoye

Subscribed and sworn to before me by the said Grantor

this 21st day of December, 2009

Notary Public [Signature]



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 acquired 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: December 21st, 2009

GRANTEE:

INVESTMENTS, LLC

SCHERSTON REAL ESTATE

an Illinois banking corporation

By: [Signature]
Name: _____
Title: Manager

Subscribed and sworn to before me by the said Grantee

this 21st day of December, 2009

Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)