

UNOFFICIAL COPY

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: 11613 S. Throop
Chicago, Illinois 60643
PIN: See Exhibit A



Doc#: 1111949019 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/29/2011 10:38 AM Pg: 1 of 4

... ONLY

WARRANTY DEED

THIS WARRANTY DEED is made as of this 29th day of December, 2009 by **INNOCENT O. OKOYE**, a married man ("Grantor") with an address of 3115 Aviana 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.

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 23, 2007

Recording Date
March 7, 2007

Recording No.
0706647173

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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 DuPage)

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 29, 2009

Corina L. Cidik
Notary Public



My Commission Expires: 6/5/12

(Official Seal)

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

12/29/09
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 5 IN BLOCK 14 IN FREDERICK H. BARTLETT'S GREATER CALUMET
SUBDIVISION OF CHICAGO, BEING PART OF THE SOUTH ½ OF SECTION 20,
TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 11613 South Throop Street, Chicago, IL 60643-5122

PIN: 25-20-313-005 (volume 466)

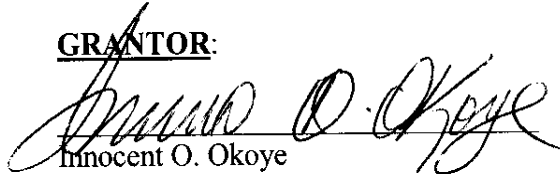
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STATEMENT BY GRANTOR AND GRANTEE

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 29th, 2009

GRANTOR:

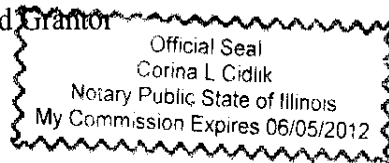

Innocent O. Okoye

Subscribed and sworn to before me by the said Grantor

this 29th day of December, 2009

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 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 29th, 2009

GRANTEE:

INVESTMENTS, LLC

SCHERSTON REAL ESTATE

an Illinois banking corporation

By: 

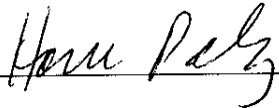
Name: _____

Title: _____

Subscribed and sworn to before me by the said Grantee

this 29th day of December, 2009

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