

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 1122718002 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/15/2011 10:36 AM Pg: 1 of 8

PREPARED BY AND AFTER RECORDING
RETURN TO:

Harold S. Dembo
MUCH SHELIST
191 North Wacker Drive
Suite 1800
Chicago, Illinois 60606.1615

The above space for Recorder's Use Only

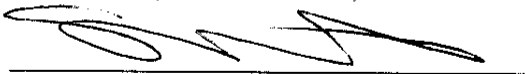
THIS WARRANTY DEED is made as of the ^{12th} day of August, 2011, by **1910 N. LEAVITT, LLC**, an Illinois limited liability company (the "Grantor"), having an address of 1876 North Leavitt, Chicago, Illinois 60647 to **PB IL OREO, LLC**, an Illinois limited liability company (the "Grantee") having an address of 120 South LaSalle Street, Chicago, Illinois 60603.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all right, title and interest of Grantor in and to the Real Estate, more particularly described on Exhibit "A" attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging

Subject, however, to the matters set forth in Exhibit "B" attached hereto and made a part hereof, and Grantor hereby covenants with Grantee that Grantor has good right and lawful authority to sell and convey the Real Estate and hereby warrants the title to the Real Estate and will defend the same.

Exempt under provisions of Par. L, Sec. 200/31-45, Real Estate Transfer Tax Act.

7/15/11
Date


Agent

[Remainder of Page Intentionally Left Blank—Signature Page Follows]

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GRANTOR:

1910 N. LEAVITT, LLC
An Illinois limited liability company

By: Ewa Nowosadko Devereux
Name: Ewa Nowosadko Devereux
Its: Manager

By: Marc E. Devereux
Name: Marc E. Devereux
Its: Manager

Property of Cook County Clerk's Office

**SEND ALL FUTURE TAX BILLS TO THE
GRANTEE AT THE ADDRESS SET FORTH BELOW:**

Alan B. Fine
The PrivateBank and Trust Company
120 South LaSalle Street
Chicago, IL 60603

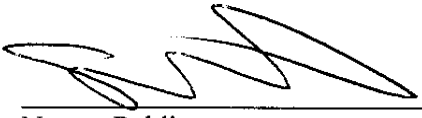
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STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, Slobodan M. P. Mouch, a notary public in and for the County and State aforesaid, do hereby certify that Ewa Nowosadko Devereux, personally known to me to be the Manager of 1910 N. Leavitt LLC, and is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as the free and voluntary act of the company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15 day of July, 2011.

My Commission expires: _____



 Notary Public



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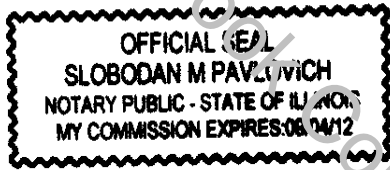
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Slobodan M Pavlovich, a notary public in and for the County and State aforesaid, do hereby certify that Marc E. Devereux, personally known to me to be the Manager of 1910 N. Leavitt LLC, and is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as the free and voluntary act of the company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15 day of July, 2011.

My Commission expires: _____

[Signature]
Notary Public



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EXHIBIT "A" TO WARRANTY DEED

Lot 29 in Block 6 in Pierce's Addition to Holstein in the Southwest $\frac{1}{4}$ of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Address: 1910 North Leavitt, Chicago, Illinois

P.I.N.: 14-31-303-028

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EXHIBIT "B" TO WARRANTY DEED

Subject to:

1. All real estate taxes and assessments not yet due or payable.
2. All easements, covenants, conditions and restrictions of record.

Property of Cook County Clerk's Office

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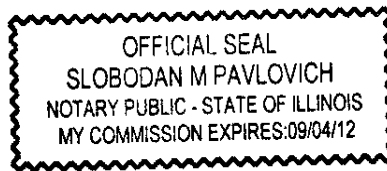
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed 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 8/8, 2011

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said [Handwritten Name]
this 8 day of August, 2011



Notary Public [Handwritten 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 acquire 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 _____

Signature: _____
Grantee or Agent

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

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 200/31-45 of the Illinois Real Estate Transfer Tax Act.)

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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 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 _____, _____

Signature: _____
Grantor or Agent

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

Notary Public _____

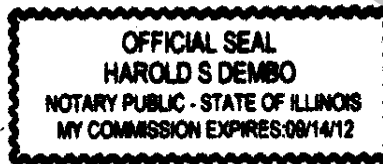
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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 August 17, 2011

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Notary Public
this 17th day of August, 2011

Notary Public [Handwritten 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 200/31-45 of the Illinois Real Estate Transfer Tax Act.)