

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



Doc#: 1126922067 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/26/2011 02:11 PM Pg: 1 of 4

212069

THE GRANTOR(S), Timothy C King, MARRIED MAN, of the Village of Matteson, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to American Real Estate LLC (GRANTEE'S ADDRESS) 6712 South Halsted Street, Chicago, Illinois 60621 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

\* AN ILLINOIS LIMITED LIABILITY COMPANY

SEE ATTACHED EXHIBIT A

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:** installments not due at the date hereof of any special tax or assessment for improvements heretofore below, general taxes for the year 2010 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s), Complaint filed in the Circuit Court of Cook County by the City of Chicago against Michelle Coleman, et al, at 7254 South University, for Building violations, entered in case # 2011 M1-400734, Lis Pendens Notice recorder March 23, 2011 as document number 1108244007 hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 20-26-113-038-0000 ✓

Address(es) of Real Estate: 1114-20 E 73rd / 7254-56 South University, Chicago, Illinois 60619

Dated this 20 day of September, 2011

\_\_\_\_\_  
Timothy C King

City of Chicago  
Dept. of Revenue  
615553



Real Estate  
Transfer  
Stamp

\$0.00

9/26/2011 13:47

dr00198

Batch 3,582,524

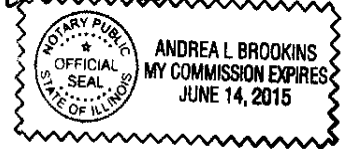
# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Timothy C King, MARRIED MAN, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 21st day of SEPTEMBER, 2011

*Andrea Brookins*  
(Notary Public)



**Prepared By:** Howard B. Brookins, Jr.  
161 North Clark Suite 4700  
Chicago, Illinois 60601

**Mail To:**  
Howard B Brookins, Jr.  
180 North LaSalle Suite 3700  
Chicago IL 60601

**Name & Address of Taxpayer:**  
American Real Estate LLC  
6712 South Halsted Street  
Chicago, Illinois 60621

EXEMPT PURSUANT TO  
PARAGRAPH E, ILLINOIS  
REAL ESTATE TRANSFER  
TAX LAW. 9-23-2011

*Howard B Brookins, Jr.*  
BUYER, SELLER OR  
REPRESENTATIVE

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## **EXHIBIT A** **Legal Description**

1  
\*\*\*LOT 22 (EXCEPT THE NORTH 3 FEET THEREOF) AND ALL OF LOT 23 IN BLOCK 16 IN CORNELL, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 26, THE SOUTHEAST QUARTER OF SECTION 26 (WITH THE EXCEPTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER), THE NORTH HALF OF THE NORTHWEST QUARTER, THE SOUTH HALF OF THE NORTHWEST QUARTER WEST OF ILLINOIS CENTRAL RAILROAD AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.\*\*\*

PERMANENT REAL ESTATE INDEX NO. 20-26-113-038, vol. 264

COMMON ADDRESS: 7254 S. University Avenue  
Chicago, IL 60619

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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 assignment of beneficial interest in land trust is either a. natural person, and 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 9.21, 2011 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
this 21<sup>ST</sup> day of SEPT.,  
20 11.

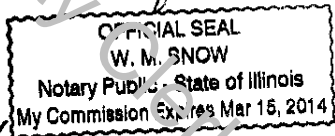


NOTARY PUBLIC [Signature]

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 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.

Date 9.21, 2011 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
This 21<sup>ST</sup> day of SEPT.,  
20 11.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)