

# UNOFFICIAL COPY

This instrument prepared by:

Gregory A. Braun, Esq.  
McCormick Braun Friman, LLC  
Two North LaSalle Street  
Suite 1200  
Chicago, Illinois 60602



Doc#: 1135004088 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/16/2011 11:12 AM Pg: 1 of 3

After recording, return to:  
McCormick Braun Friman, LLC  
Two North LaSalle Street  
Suite 1200  
Chicago, Illinois 60602

Send subsequent tax bills to:  
Abraham Joseph  
1721 N. Sheffield Avenue #101  
Chicago, IL ~~66014~~  
60614

*This space reserved for recorder's use only.*

## WARRANTY DEED

This Indenture is made as of this 18<sup>th</sup> day of November, 2011, between 2763-44 W. 64<sup>th</sup> Street, LLC, an Illinois limited liability company ("Grantor"), whose address is 10311 S. St. Louis, Chicago, Illinois 60655, and Joseph RE Transfer, LLC, an Illinois limited liability company, ("Grantee"), whose address is 1721 N. Sheffield Avenue #101, Chicago, IL ~~66014~~  
60614

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does **CONVEYS** and **WARRANTS** unto Grantee, and its successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois:

<sup>36</sup>  
2763-44 W. 64<sup>th</sup> Street, Chicago, IL 60629  
19-24-200-029-0000

See Exhibit A attached hereto and made a part hereof

**TOGETHER WITH** all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or

S 1  
P 3  
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SC 1  
INT R

**BOX 334 CT**

1A2  
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W  
SA4633381

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demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, forever.

**IN WITNESS WHEREOF**, Grantor has signed these presents as of the day and year first above written.


Dated this 1<sup>st</sup> day of November, 2011.



2763-44 W. 64<sup>th</sup> Street, LLC,  
an Illinois limited liability company

by: *Thomas McGinty*  
Name: Thomas McGinty  
Its: Manager

This transaction is **exempt** under Section 1 of the Illinois Real Estate Transfer Act and Cook County Ordinance 95104 Par. M.

X *GA*  
Dated: G. BRAUN 11/18/11

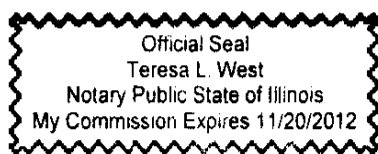
REAL ESTATE TRANSFER	12/06/2011
 CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00
19-24-200-029-0000   20111201600140   L3HSDN	

REAL ESTATE TRANSFER	12/06/2011
  COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00
19-24-200-029-0000   20111201600140   SD1ZF0	

STATE OF ILLINOIS        )  
  )ss  
COUNTY OF COOK        )

The undersigned, a Notary Public in and for said County, in the State aforesaid, **DOE** HEREBY CERTIFY THAT Thomas McGinty, sole manager of 2763-44 W. 64<sup>th</sup> Street, LLC, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/she/he signed, sealed and delivered the instrument as their/her/ 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 1<sup>st</sup> day of Nov., 2011



*Teresa L. West*  
Notary Public

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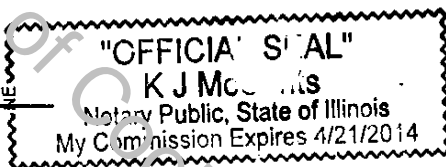
## STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated 12-1, 2011 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Grantor  
this 1 day of December  
2011

[Signature]  
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 12-1, 2011 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said Grantee  
this 1 day of December  
2011

[Signature]  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]