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WARRANTY DEED

Mail To:
CARMEN GASPERO, ESQ.
GASPERO & GASPERO
4300 COMMERCE CT., SUITE 315
LISLE, IL 60532

Doc#: 1200442075 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/04/2012 11:22 AM Pg: 1 of 5

Name and Address
of Tax Payer:
PAUL BROWN
5945 S. CARPENTER
CHICAGO, ILLINOIS 60621

The Grantor, PAUL BROWN, SUCCESSOR TRUSTEE OF THE ALBERT AND RUTH BROWN TRUST DATED DECEMBER 31, 1994, of Chicago, Cook County, Illinois for and in consideration of TEN and 00/100 (\$10.00), and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to PAUL BROWN, of Chicago, Cook County, Illinois the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

**** PLEASE REFER TO THE ATTACHED LEGAL DESCRIPTION ****

Subject to general real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; and limitations and conditions imposed by The Illinois Condominium Property Act and condominium declaration if applicable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises forever.

Property Commonly Known As: 5945 S. Carpenter, Chicago, Illinois 60621

BOX 15

PIN No.:

Dated: 11/15/2011

Paul Brown

PAUL BROWN, TRUSTEE
PHILLIPS LIVING TRUST DATED JULY 10, 1998

Document Prepared By:
Carmen A. Gaspero
Gaspero & Gaspero,
Attorneys at Law, P.C.
4300 Commerce Ct., Suite 315
Lisle, IL 60532

FIDELITY NATIONAL TITLE

REAL ESTATE TRANSFER		12/02/2011
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00
20-17-403-021-0000 20111101602383 H9ZKSS		

REAL ESTATE TRANSFER		12/02/2011
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00
20-17-403-021-0000 20111101602383 RFQ439		

S Y
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Fidelity National Title


Property of Cook County Clerk's Office

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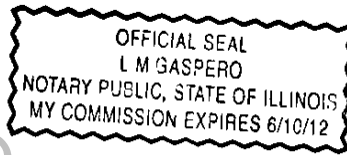
STATE OF ILLINOIS)
)
 COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that PAUL BROWN who is personally known to me or was satisfactorily proven to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and signed and delivered such instrument as his own free and voluntary act for the purposes set forth therein.

GIVEN under my hand and notarial seal on 11/15/11, 2011.



 Notary Public



Property of Cook County Clerk's Office

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

903 COMMERCE DR. #180, OAK BROOK, ILLINOIS 60523

PHONE: (630) 574-7272

FAX: (630) 574-1689

ORDER NUMBER: 2010 012018547 OCF
STREET ADDRESS: 5945 S. CARPENTER

CITY: CHICAGO COUNTY: COOK COUNTY
TAX NUMBER: 20-17-403-021-0000

LEGAL DESCRIPTION:

LOT 34 IN JAMES U. BORDEN'S SUBDIVISION OF BLOCK 2 IN THOMPSON AND HOLME'S SUBDIVISION OF THE EAST 45 ACRES OF THE NORTH 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

AGENT:

LISA M. GASPERO
4300 COMMERCE COURT
SUITE 300
LISLE, ILLINOIS 60532

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IN RE RUTH AND ALBERT BROWN TRUST)
)
)

AFFIDAVIT OF PAUL BROWN

The undersigned, Paul Brown, hereby attests that the following information is true and correct. If called to testify, the undersigned could testify to the following facts:

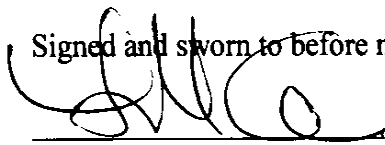
1. I am the sole surviving child of Ruth and Albert Brown.
2. Both Ruth and Albert Brown are deceased.
3. At the time of the death of Ruth and Albert Brown, I was the sole surviving child and heir of Ruth and Albert Brown.
4. I hereby certify that I am the successor trustee of the Albert and Ruth Brown trust dated December 31, 1994. There is no existing Ruth and Albert Brown trust document.
5. I hereby certify, under oath, that I am authorized to act on behalf of the trust.

Further affiant sayeth not

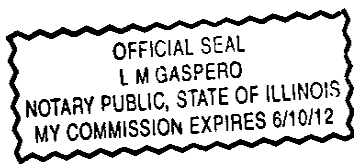


Paul Brown

Signed and sworn to before me this 15 day of November, 2011



Notary Public



Cook County Clerk's Office

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

903 COMMERCE DR. #180, OAK BROOK, ILLINOIS 60523

PHONE: (630) 574-7272

FAX: (630) 574-1689

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 esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

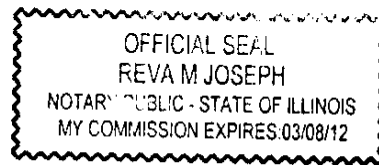
Dated 11/18/2011

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said _____

this 18 day of Nov 2011



[Handwritten 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 esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

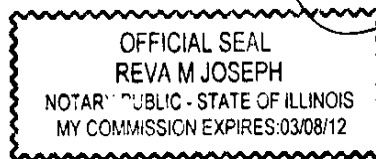
Dated 11/18/2011

Signature: _____

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said _____

this 18 day of Nov 2011



[Handwritten 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.]