

# UNOFFICIAL COPY

## WARRANTY DEED

STATUTORY



12066160520

Mail Tax Statement To:  
(Name and address)

Synergy Property Holdings, LLC  
One Pierce Place, Suite 1500  
Itasca, IL 60143

Doc#: 1206616052 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/06/2012 12:08 PM Pg: 1 of 3

This space for use of Recorder

Name of Grantor(s) **6442-44 NORTH HAMILTON, LLC, an Illinois Limited Liability Company**

for and in consideration of Ten Dollars and other good and valuable consideration in hand aid, conveys and warrants to:

**SYNERGY PROPERTY HOLDINGS, LLC**      **One Pierce Place, Suite 1500**  
**Itasca, IL 60143**

the following described real estate:

Unit No. 6444-1E, Unit No. 6444-1W, Unit 6444-2W and Unit 6444-3E in the 6442-44 North Hamilton Condominium, as delineated on a Survey of the following described Parcel of real estate:

Lots 131 and 132 (Except the South 20 feet of said Lot 132) in Arthur Avenue Subdivision of 26 acres in the Southwest 1/4 of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded February 13, 2008 as Document No. 0804415157, together with its undivided percentage interest in the common elements.

Permanent Index Number: 11-31-316-057-1004 (6444-1E)  
Permanent Index Number: 11-31-316-057-1005 (6444-1W)  
Permanent Index Number: 11-31-316-057-1007 (6444-2W)  
Permanent Index Number: 11-31-316-057-1008 (6444-3E)

Commonly known as: 6442-44 North Hamilton Avenue, Units 6444-1E, 6444-1W, 6444-2W and 6444-3E, Chicago, IL 60645

Subject to general taxes payable in 2011 and thereafter.

Subject to easements, reservations and restrictions, if any, of record.

<b>DOCUMENTARY STAMP</b>
"exempt under provisions of Paragraph Section 31-45, Property Tax Code (35 ILCS 200/31-45)."
Date <u>2/15/12</u>
Buyer, Seller or Representative <u>[Signature]</u>

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Which is situated in the County of Cook in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this state.

Dated this 21 day of November, 2011.

IN WITNESS WHEREOF, 6442-44 North Hamilton, LLC, an Illinois Limited Liability Company, has caused these presents to be signed by its Managing Member.

6442-44 NORTH HAMILTON, LLC, an Illinois Limited Liability Company

By George Pop  
Its Managing Member

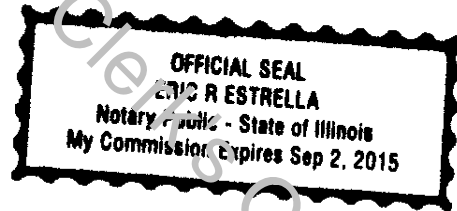
STATE OF ILLINOIS )  
COUNTY OF COOK )

I, ERIC ESTRELLA, a Notary Public in and for said County in the State aforesaid, do hereby certify that GEORGE POP, as Managing Member of 6442-44 North Hamilton, LLC, an Illinois Limited Liability Company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Managing Member, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said 6442-44 North Hamilton, LLC, an Illinois Limited Liability Company, being thereunto duly authorized, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21st day of NOVEMBER, 2011.

[Signature]  
Notary Public

**Grantee Contact Information:**  
Greg Hogan, Assistant Vice President  
IB Property Holdings, LLC  
5<sup>th</sup> Floor Merrick Park Plaza  
4425 Ponce De Leon Blvd.  
Coral Gables, FL 33146  
(800) 457-5105



This instrument was prepared by Richard L. Heavner, of Heavner, Scott, Beyers & Mihlar, LLC, - P.O. Box 740 - Decatur, IL 62525

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Attorneys' Title Guaranty Fund, Inc.

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or 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 and hold title to real estate under the laws of the State of Illinois.

Dated 3-2, 20 12 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me this 2nd day of March, 20 12.

[Signature]  
Notary Public

\*\*\*\*\*  
"OFFICIAL SEAL"  
DORIS M. WRIGHT  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 03-21-2015  
\*\*\*\*\*

The grantee or the grantee's 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 3-2, 20 12 Signature: [Signature]  
Grantee or Agent

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.)

Subscribed and sworn to before me this 2nd day of March, 20 12.

[Signature]  
Notary Public

\*\*\*\*\*  
"OFFICIAL SEAL"  
DORIS M. WRIGHT  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 03-21-2015  
\*\*\*\*\*