

UNOFFICIAL COPY

Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY



Doc#: 1210845014 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/17/2012 09:51 AM Pg: 1 of 3

THE GRANTORS, DANIEL H. BROSK, a single man of the City of Chicago, County of Cook, State of Illinois and **JORDAN LOWE**, a single man of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to **WALTON INVESTMENT GROUP, LLC**, an Illinois Limited Liability Company the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 96 IN BICKERDIKE'S SUBDIVISION OF THE NORTH HALF OF BLOCK 21 IN CANAL TRUSTEE'S SUBDIVISION IN THE WEST HALF OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS WARRANTY DEED IS SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number: 17-05-314-038-0000

Address of Real Estate: 1532 W. Walton
Chicago, Illinois 60622

Dated this 12th day of April, 2012

DANIEL H. BROSK

JORDAN LOWE

I hereby declare that this deed represents a transaction exempt under the provisions of Paragraph "e", Section 4 of the Real Estate Transfer Tax Act.

3/14/2012

Date

ATTORNEY

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STATEMENT BY GRANTORS AND GRANTEE

The grantors or grantors' agent affirms that, to the best of grantors' knowledge, the name of the grantors shown on the deed or assignment of beneficial interest in a land trust is that of 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.

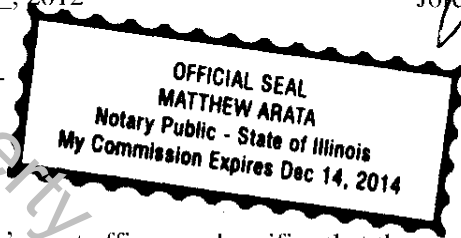
Dated: April 12, 2012

Signature: [Signature]
Daniel H. Brosk

Subscribed and sworn to before me on this 12th day of April, 2012

Signature: [Signature]
Jordan Lowe

[Signature]
Notary Public



The grantees or grantees' agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is that of 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: April 12, 2012

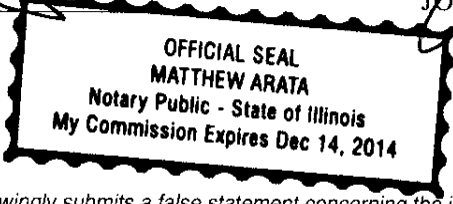
WALTON INVESTMENT GROUP, LLC

By: [Signature]
DANIEL H. BROSKE, Manager

Subscribed and sworn to before me on this 12 day of APRIL, 2012

By: [Signature]
JORDAN LOWE, Manager

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