## **UNOFFICIA**

Chicago Title Insurance Company WARRANTY DEED ILLINOIS STATUTORY

1210845014 Fee: \$42.00 Doc#: 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, DAN EL H. BROSK, a single man of the City of Chicago, County of Cook, State of Illinois and JORDAN LOWE, a single plan 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 V/E'ST 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: Cov manls, 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. Clory's Offic

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

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.

Date

**ATTORNEY** 

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## **UNOFFICIAL COPY**

STATE OF ILLINOIS)

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DANIEL H. **BROSK**, a single man and **JORDAN LOWE**, a single man personally known to me to be the same persons whose names 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.

Given under my hand and official seal, this  $\hbar^{4}$  day of April, 2012.

OFFICIAL SEAL MATTHEW ARATA Notal v Fublic - State of Illinois My Commission Expires Dec 14, 2014

(Notary Public)

Prepared By:

Joel Brosk

Brozosky & Brosk, P. C. 40 Skokie Blvd., #630

OOF COUNTY COPY'S OFFICE Northbrook, Illinois 60062-1695

Mail To:

Joel Brosk Brozosky & Brosk, P. C. 40 Skokie Blvd., #630 Northbrook, Illinois 60062

*Name & Address of Taxpayer:* Walton Investment Group, LLC 209 W. Jackson Blvd., #700 Chicago, Illinois 60606

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## UNOFFICIAL COPY STATEMENT BY 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: Acrimonda Signature:

Daniel H. Brosk

Subscribed and sworn to before me on this 121 day of 12 day

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.

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.)