

WARRANTY DEED (Illinois)

THIS DEED is made as of the 5 day of APRIL, 2012, by and between

TRIUMPH DEVELOPMENT GROUP, LLC
("Grantor," whether one or more),

and

LADEN LAW, P.C., AS TRUSTEE UNDER THE 108 S MAYFIELD LAND TRUST UNDER AGREEMENT DATED APRIL 9, 2012, AS AMENDED FROM TIME TO TIME, WHOSE ADDRESS IS 1255 BOND ST., STE. 111, NAPERVILLE, IL 60563

a(n) _____
of _____



Doc#: 1220244086 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/20/2012 03:50 PM Pg: 1 of 4

- (-) individually
 - ~~(-) as tenants in common, and not as joint tenants~~
 - ~~(-) as joint tenants with rights of survivorship and not as tenants in common~~
 - ~~(-) husband and wife, as tenants by the entirety and not as joint tenants and not as tenants in common~~
- ("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 54 IN BLOCK 5 IN A.J. KNISELY'S ADDITION TO CHICAGO, A SUBDIVISION OF ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 108 THEREOF, IN COOK COUNTY, ILLINOIS.

P.I.N.: 16-17-201-035-0000

COMMONLY KNOWN AS: 108 S. MAYFIELD AVE., CHICAGO, IL 60644-3817

S	Y
P	Y
S	X
SC	X
INT	X

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

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And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2011 and subsequent years.

P.I.N.: 16-17-201-035-0000

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 5th day of April, 2012.

Charles L. Bretz
TRIUMPH DEVELOPMENT GROUP, LLC
BY ITS MANAGER CHARLES L. BRETZ

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste E, Lincolnwood, IL 60712

MAIL TO:
Laden Law PC, as Trustee
of the 108 S Mayfield Land Trust
1255 Bond St., Ste. 111
Naperville, IL 60563

SEND SUBSEQUENT TAX BILLS TO:
Laden Law PC, as Trustee
under the 108 S Mayfield Land Trust
U/A dated 4/19/2012
1255 Bond St., Ste. 111
Naperville, IL 60563

OR

RECORDER'S OFFICE BOX NO. _____

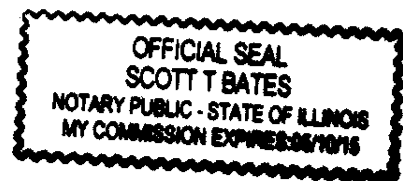
State of Illinois)
County of Will) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that CHARLES L. BRETZ, manager of TRIUMPH DEVELOPMENT GROUP, LLC is/are 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 signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of April, 2012.

Notary Public Scott Bates

My Commission Expires: 5/10/15



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REAL ESTATE TRANSFER 07/20/2012



CHICAGO:	\$375.00
CTA:	\$150.00
TOTAL:	\$525.00

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Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER 07/20/2012



COOK	\$25.00
ILLINOIS:	\$50.00
TOTAL:	\$75.00

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