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**WARRANTY DEED
ILLINOIS STATUTORY
(Individual to LLC)**



Doc#: 1308456084 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/25/2013 04:08 PM Pg: 1 of 3

Mail To:

Randall J. Boyer, Esq.
3223 Lake Ave.
Suite 15C-303
Wilmette, IL 60091

Send Subsequent Tax Bills To:

Kerber Properties, LLC
3303 N. Hamilton Ave
Chicago, IL 60618

RECORDER'S STAMP

THE GRANTORS, David Kerber and Nichole Mann, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEY and WARRANT to Kerber Properties, LLC – Wolcott Series, an Illinois Limited Liability Company, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit

LOT 23 IN BLOCK 31 IN SHEFFIELDS ADDITION TO CHICAGO A SUBDIVISION IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 3, CITY OF CHICAGO MUNICIPAL CODE 3-33-070 REAL ESTATE TRANSFER ORDINANCE.

Sign: David Kerber Nichole Mann Date: 1/20/13

Permanent Index Number: 14-31-215-012-0000

Property Address: 2045 N. Wolcott Avenue, Chicago, IL 60614

Dated this 20 day of January, 2013.

David Kerber
David Kerber

Nichole Mann
Nichole Mann

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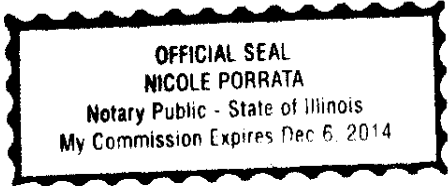
STATE OF IL)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Kerber and Nichole Mann are personally known to me to be the same persons whose names 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.

Subscribed and sworn to before me this 26 day of JAN., 2013.

Nicole Porrata
Notary Public

My Commission Expires: 12/6/14



This instrument was prepared by:

Tory Boyer, Esq., 3223 Lake Avenue, Unit 15C #303, Wilmette, IL 60091
(Name and Address)

MAIL TO:

Randall J. Boyer, Esq.
3223 Lake Ave.
Suite 15C-303
Wilmette, IL 60091

SEND SUBSEQUENT TAX BILLS TO:

Kerber Properties, LLC
3303 N. Hamilton Ave.
Chicago, IL 60618

Property of Cook County Clerk's Office

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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 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 1/26, 2013 Signature: *David Kurler*
Grantor or Agent

Subscribed and sworn to before me this 26 day of JAN, 2013.

Nicole Porrata
Notary Public

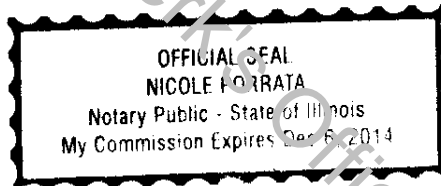


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1/26, 2013 Signature: *David Kurler*
Grantee or Agent

Subscribed and sworn to before me this 26 day of JAN, 2013.

Nicole Porrata
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.)