



Doc#: 1313519101 Fee: \$44.00  
RHSP Fee: \$10.00 Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/15/2013 04:51 PM Pg: 1 of 4

Prepared by:  
James Oberholtzer  
211 West Wacker Drive  
Suite 1200  
Chicago, Illinois 60606

Name & Address of  
Taxpayer:  
Lambeth Manor I, LLC  
237 Linden Street  
Wilmette, Illinois 60091

WARRANTY DEED

The Grantors, **Stephen Pedvin and Margaret Pedvin, husband and wife, and David Nabwangu, a married man**, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, hereby CONVEY and WARRANT to

**GRANTEE, Lambeth Manor I, LLC**, an Illinois limited liability company of 237 Linden Street, Wilmette, Illinois 60091 of all right, title and interest in and to the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 27 IN BLOCK 62 IN W.F. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 1 AND OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 2, LYING WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE NORTH SHORE CHANNEL OF SANITARY DISTRICT OF CHICAGO (EXCEPT STREETS HERETOFORE DICTATED) IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-02-421-009-0000  
PROPERTY ADDRESS: 5727 N. Kimball Ave., Chicago, IL 60659

BOA 162

13135-128

TO HAVE AND TO HOLD the above granted premises forever.

Dated this 26 day of June, 2012.

Stephen Pedvin  
Stephen Pedvin

Margaret Pedvin  
Margaret Pedvin

David Nabwangu  
David Nabwangu

Page 1 of 3

O'Connor Title  
Guaranty, Inc.

PA-13-0123

City of Chicago  
Dept. of Finance  
643947



Real Estate  
Transfer  
Stamp

\$0.00

5/15/2013 16:33

dr00762

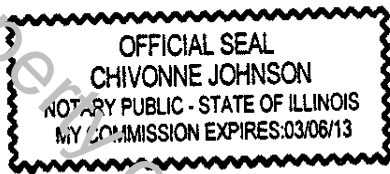
Batch 6,350,050

# UNOFFICIAL COPY

State of Illinois )  
 ) SS  
County of Cook )

I, the undersigned, a Notary in and for said County, in the State aforesaid, CERTIFY THAT Margaret Pedvin, a person known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, affirmed under penalty of perjury and acknowledged that she signed and delivered the instrument as her free and voluntary act, and, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 26<sup>th</sup> day of June, 2012.

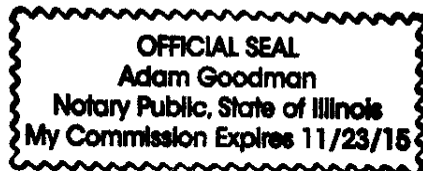


*Chivonne Johnson*  
NOTARY PUBLIC

State of Illinois )  
 ) SS  
County of Cook )

I, the undersigned, a Notary in and for said County, in the State aforesaid, CERTIFY THAT David Nabwangu, a person known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, affirmed under penalty of perjury and acknowledged that he signed and delivered the instrument as his free and voluntary act, and, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 28<sup>th</sup> day of June, 2012.



*Adam Goodman*  
NOTARY PUBLIC

State of Illinois )  
 ) SS  
County of Cook )

I, the undersigned, a Notary in and for said County, in the State aforesaid, CERTIFY THAT Stephen Pedvin, a person known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, affirmed under penalty of perjury and acknowledged that he signed and delivered the instrument as his free and voluntary act, and, for the uses and purposes therein set forth.

# UNOFFICIAL COPY

Given under my hand and notarial seal, this 26 day of June, 2012.



*[Handwritten Signature]*  
 NOTARY PUBLIC

EXEMPT UNDER PROVISIONS OF  
 REAL ESTATE TRANSFER ACT 35 ILCS  
 200/31-45(e)

*[Handwritten Signature]*

Signature of Buyer, Seller or Representative

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

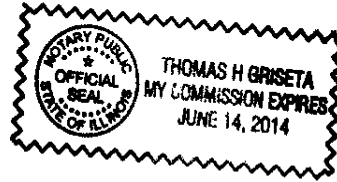
## STATEMENT BY GRANTOR AND GRANTEE

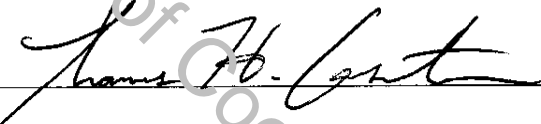
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 June 28, 2012

Signature:   
Grantor or Agent

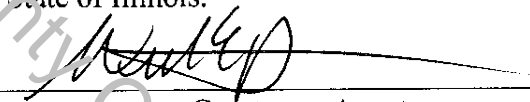
Subscribed and sworn to before  
Me by the said Wes Johnson  
this 28 day of June,  
2012.



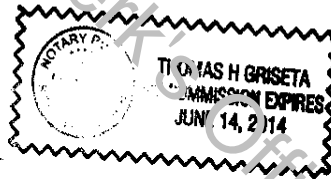
NOTARY PUBLIC 

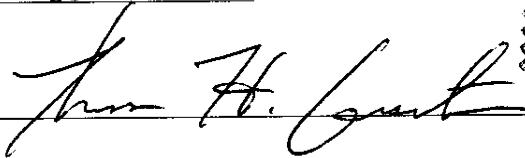
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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.

Date June 28, 2012

Signature:   
Grantee or Agent

Subscribed and sworn to before  
Me by the said Wes Johnson  
This 28 day of June,  
2012.



NOTARY PUBLIC 

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)