

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
Matthew B. Brotschul
BROTSCSCHUL POTTS LLC
230 W. Monroe
Suite 230
Chicago, Illinois 60606



Doc#: 1318213031 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/01/2013 09:34 AM Pg: 1 of 4

AFTER RECORDING RETURN TO:
Matthew B. Brotschul
BROTSCSCHUL POTTS LLC
230 W. Monroe
Suite 230
Chicago, Illinois 60606

WARRANTY DEED

THIS WARRANTY DEED, made as of June 10, 2013, from TALEE HASSAN, A MARRIED MAN, having an address of 5738 W. WINDSOR ("Grantor"), to FOX CHICAGO LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, having an address of 1110 Pleasant Street, Oak Park, IL 60302 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to his successors and assigns in Fee Simple forever.

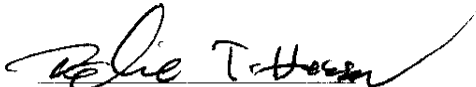
This Deed is being delivered as a deed in lieu of foreclosure pursuant to that certain Deed in Lieu and Settlement Agreement, dated of even date herewith, by and between, inter alia, Grantor and Grantee. The recordation of this Deed shall not cause a merger of Grantee's fee interest in the Real Property with any interest Grantee may have pursuant to mortgage or other security interests previously recorded against the Real Property.

This is not homestead property.

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IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed and delivered as of the date first delivered.

GRANTOR:


TALEE HASSAN


STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ACKNOWLEDGMENT

STATE OF IL)
) SS
COUNTY OF Cook)

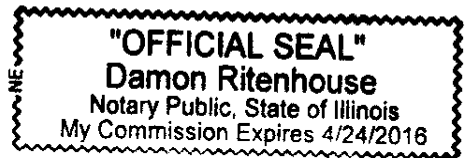
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that TALEE HASSAN, an individual, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12th day of June, 2013.


NOTARY PUBLIC

My Commission Expires:

4-24-16



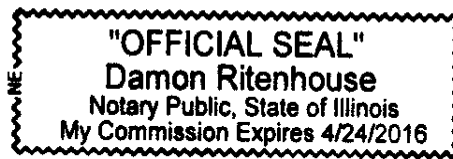
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STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated 06-12-2013, 2013
 Signature: *Abie T. Hassa* (Grantor or Agent)

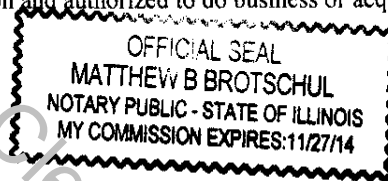
Subscribed and sworn to before me by the
 said Mr. Hassa
 this 12th day of June
 2010.



Damon Ritenhouse (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 7/1/2013, 2013
 Signature: _____ (Grantee or Agent)



Subscribed and sworn to before me by the
 said _____
 this _____ day of _____
 2010.

REAL ESTATE TRANSFER	06/28/2013
	CHICAGO: \$0.00
	CTA: \$0.00
	TOTAL: \$0.00
13-26-404-003-0000 20130601609305 AQFNLM	

 (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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

REAL ESTATE TRANSFER	06/28/2013
	COOK \$0.00
	ILLINOIS: \$0.00
	TOTAL: \$0.00
13-26-404-003-0000 20130601609305 UWA4EZ	

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EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

LOTS 7, 8, 9, 10, 11 AND 12, IN BLOCK 5 IN MILWAUKEE AND DIVERSEY SUBDIVISION
IN THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 40 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property: 2760-72 N. Milwaukee Avenue, Chicago, Illinois 60647
Permanent Index No. 13-26-404-003-000

Property of Cook County Clerk's Office