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Chicago Title Insurance Company
Warranty DEED
ILLINOIS STATUTORY



Doc#: 1405556028 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/24/2014 01:23 PM Pg: 1 of 4

THE GRANTOR(S), Peter C. Powers and Rosemary Powers Living Trust, , of the City of Burr Ridge, County of DuPage, State of IL for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warranty to Dugout Properties, LLC
(GRANTEE'S ADDRESS) 548-558 West 35th Street Chicago, IL 60616
of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached Exhibit A

SUBJECT TO:

Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Party wall rights and agreements; Existing leases and tenancies; Special taxes or assessment for improvements not yet completed; Any confirmed special tax or assessment; Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; Mortgage or trust deed; General taxes for the year 2012 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years .

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-33-122-045-0000
Address(es) of Real Estate: 3453-59 South Wallace Street, Chicago, Illinois 60616

Permanent Real Estate Index Number(s): 17-33-122-046-0000
Address(es) of Real Estate: 548-558 West 35th St. and 3455-3457 South Wallace St, Chicago, IL 60616

Dated this 2nd day of January, 2014

x Peter C Powers (SEAL)
Peter C Powers as trustee of
Peter C. Powers and Rosemary Powers Living Trust

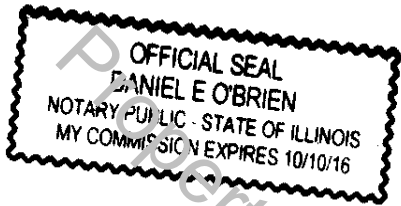
Rosemary Powers (SEAL)
Rosemary Powers as co-trustee of
Peter C. Powers and Rosemary Powers Living Trust

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Peter C. Powers and Rosemary Powers Living Trust, personally known to me to be the same person(s) whose name(s) is 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2nd day of February, 2014



[Signature] (Notary Public)

Prepared By: Daniel O'Brien
111 W. Washington Street-Ste 1200
Chicago, IL, 60602

Mail To:
Dugout Properties, LLC
548 W. 35th Street
Chicago, IL 60616

Name & Address of Taxpayer:
Dugout Properties, LLC
548 W. 35th Street
Chicago, IL 60616

Exempt under Provisions of Paragraph E,
Section 4, Real Estate Transfer Act.

Date: 2/2/14

[Signature]
Grantor, Grantee or Representative

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 83 IN THE ASSESSOR'S DIVISION OF BLOCK 11 IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): **17-33-122-045-0000**

Address of Real Estate: **3453-59 South Wallace Street
Chicago, Illinois 60616**

PARCEL 2:

LOTS 81 AND 82 IN THE ASSESSOR'S DIVISION OF BLOCK 11 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): **17-33-122-045-0000**

Address of Real Estate: **548-558 West 35th Street, 3455-57 South Wallace Street
Chicago, Illinois 60616**

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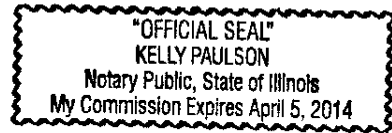
STATEMENT BY GRANTOR AND GRANTEE

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 2/2/14 Signature: [Handwritten Signature]

Subscribed and sworn to before me by the said Kelly Paulson dated 2/2/14

Notary Public Kelly Paulson

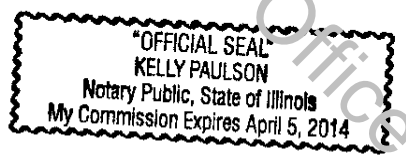


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 2/2/14 Signature: [Handwritten Signature]

Subscribed and sworn to before me by the said Kelly Paulson dated 2/2/14

Notary Public Kelly Paulson



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 recorder in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.