

WARRANTY DEED

UNOFFICIAL COPY



Doc#: 1407957062 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/20/2014 03:05 PM Pg: 1 of 3

ILLINOIS

Doc#: Fee: \$4.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/20/2014 03:05 PM Pg: 0

THE GRANTOR(s), EMMANUEL O. AGBARAH a/k/a EMMANUEL AGBARAH, married to ELIZABETH AGBARAH, of the Village of Flossmoor, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to MAJESTIC REALTY CHICAGO LLC, an Illinois Limited Liability Company, of 2705 Heather Road, Flossmoor, Illinois 60422, Grantee(s), all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See Legal Description on Page 2 or attached hereto), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and hold said premises forever.

This is not homestead property with regard to Elizabeth Agbarah.

SUBJECT TO: General taxes for 2013 and subsequent years; covenants, conditions, restrictions, and easements of record, if any.

Permanent Real Estate Index Number(s): 20-15-401-033-0000; 20-22-313-017-0000; 20-28-201-001-0000

Address(es) of Real Estate: 6023 South King Drive, Chicago, Illinois 60637; 6943 South Wabash Avenue, Chicago, Illinois 60637; 7131 South Harvard, Chicago, Illinois 60621

Exempt under provision of Sec. 4, par. e, Real Estate Transfer Act.

DATE: February 14, 2014 SIGNATURE: Daniel M. Greenberg/ps

The date of this deed of conveyance is February 14, 2014, 2014.

(SEAL) EMMANUEL O. AGBARAH

a/k/a EMMANUEL AGBARAH

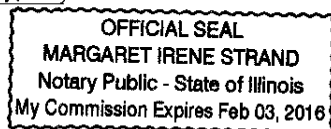
(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EMMANUEL O. AGBARAH a/k/a EMMANUEL AGBARAH, married to ELIZABETH AGBARAH, 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 that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here) (My Commission Expires 2/3/16)

Given under my hand and official seal February 14, 2014.



Margaret Irene Strand
Notary Public

UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1:**

For the premises commonly known as: 6023 South King Drive, Chicago, Illinois 60637
 PIN: 20-15-401-033-0000

LOTS 14 AND 15 IN BLOCK 1 IN JOHN J. MITCHELL'S SOUTH PARK SUBDIVISION OF BLOCKS 9, 10 AND 11 IN MAHER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

For the premises commonly known as: 6943 South Wabash Avenue, Chicago, Illinois 60637
 PIN: 20-22-313-017-0000

THE SOUTH 1/2 OF LOT 16 IN BLOCK 8 IN LANCASTER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

For the premises commonly known as: 7131 South Harvard, Chicago, Illinois 60621
 PIN: 20-28-201-001-0000

LOT 12 IN BLOCK 6 IN EGGLESTON'S SECOND SUBDIVISION, BEING THE NORTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 HERETOFORE SUBDIVIDED AS EGGLESTON'S SUBDIVISION) IN SECTION 28, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This instrument was prepared by:
 Daniel M. Greenberg
 Daniel M. Greenberg, Chartered
 18141 Dixie Highway - Suite 111
 Homewood, IL 60430

Send subsequent tax bills to:
 MAJESTIC REALTY CHICAGO LLC
 2705 Heather Road
 Flossmoor, IL 60422

Recorder-mail recorded document to:
 MAJESTIC REALTY CHICAGO LLC
 2705 Heather Road
 Flossmoor, IL 60422

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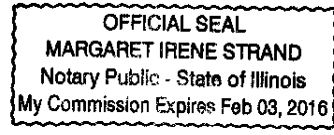
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: February 14, 2014

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 14th day of February, 2014.



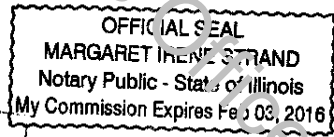
Notary Public Margaret Irene Strand

The grantee or his/her 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: February 14, 2014

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee 14th day of February, 2014.



Notary Public Margaret Irene Strand

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 Tax Act.)