

# UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)  
(Corporation to Individual)

96721499

DEPT. OF RECORDING 125.50  
11/22/96 TRN 9395 09/20/96 14:37:00  
96721499  
COOK COUNTY RECORDER

THE GRANTOR, PHELPS, NOLAN and WEISS, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of TEN and no/100 (\$10.00)----- DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to CORTEZ A. CARTER, married to TANYA A. RIVERS-CARTER, of 9517 S. Bell Avenue, Chicago, Illinois 60643, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 1 AND 2 IN THE RESUBDIVISION OF LOTS 12 AND 46 INCLUSIVE IN BLOCK 4 IN AUBURN HEIGHTS, A SUBDIVISION OF THE EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7914-18 Hermitage, Chicago, Illinois

P.I.N. 20-31-204-019

Subject to: General real estate taxes not due and payable at the time of closing and restrictions of record.

TO HAVE AND TO HOLD said premises forever.

In Witness Whereof, said Grantor has caused its name to be signed to this document by CORTEZ A. CARTER, its President, and attested to by CORTEZ A. CARTER, its Secretary, this 9 day of September, 1996.

PHELPS, NOLAN and WEISS, INC.

96721499

BY: Cortez A. Carter  
CORTEZ A. CARTER (President)

ATTEST: Cortez A. Carter  
CORTEZ A. CARTER (Secretary)

2530  
D

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 CORTEZ A. CARTER, personally known to me to be the President and Secretary of PHELPS, NOLAN and WEISS, INC., and 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 as such President and Secretary of said corporation, he signed and delivered said instrument as

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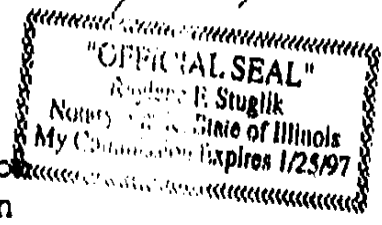
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President and Secretary of said corporation, and pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9<sup>th</sup> day of September 1996

Commission Expires

January 25, 1997 *Raymond F. Stuglik*



This instrument was prepared by and mail to:

Terrence P. Faloc  
714 W. Burlington  
LaGrange, Illinois 60525

Send subsequent tax bills to:



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96721:99

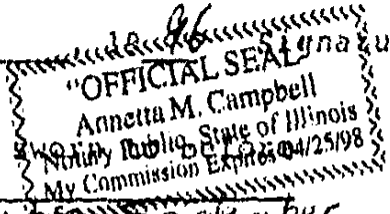
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STATEMENT BY GRANTOR AND GRANTEE  
**UNOFFICIAL COPY**

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 20 18<sup>th</sup> 1996 Signature: [Signature]  
Grantor or Agent



Subscribed and sworn to before me by the said [Name] this 20<sup>th</sup> day of September, 1996.  
Notary Public Annetta M. Campbell

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 20 19<sup>th</sup> 1996 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Name] this 20<sup>th</sup> day of September, 1996.  
Notary Public Annetta M. Campbell

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.)

96721-89

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