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1998-09-08 10:32:20

AFTER RECORDING RETURN
TO: Box 242

THIS DOCUMENT PREPARED
BY:
Michael J. Tuchman, Esq.
Levenfeld, Eisenberg,
Janger & Glassberg
33 W. Monroe St. 21st Fl
Chicago, IL 60603

WARRANTY DEED

THE GRANTOR, Stephen Koppel, a bachelor, of the City of Chicago, County of Cook, State of Illinois, for the consideration of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid, CONVEYS AND WARRANTS to Vivian Karimer, as Trustee of the Lucy Trust u/a/d September 4, 1998, of the City of Chicago, County of Cook, State of Illinois, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 41 IN BLOCK 2 IN HOLSTEIN, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-31-100-027
Address of Real Estate: 2328 W. Madison, Chicago, Illinois 60647

DATED this 4th day of SEPT, 1998.

Stephen Koppel
Stephen Koppel

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stephen Koppel 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.

Given under my hand and official seal, this 4th day of September 1998.



[Signature]
Notary Public

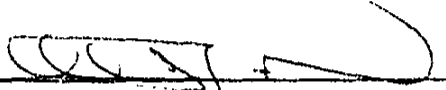
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This deed is exempt under the provisions of Section 4(e) of the Real Estate Transfer Tax Act.

Dated: 9-4-98


Attorney

SEND SUBSEQUENT TAX BILLS TO:

Vivian Karimer, Trustee
15540-C Walton Heath Row
Sand Diego, CA 92128

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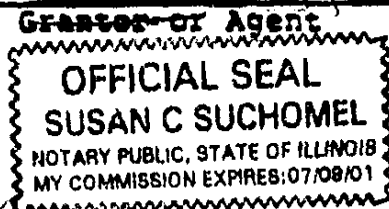
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STATEMENT BY GRANTOR AND GRANTEE

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 9-8, 1998 Signature: _____

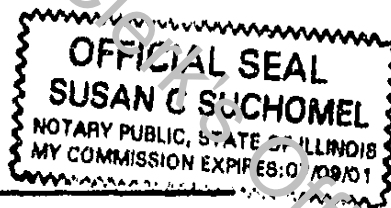
Subscribed and sworn to before me by the said Agent this 8 day of September, 1998.
Notary Public Susan C. Suchomel



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 9-8, 1998 Signature: _____
~~Grantee or Agent~~

Subscribed and sworn to before me by the said Agent this 8 day of September, 1998.
Notary Public Susan C. Suchomel



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.)

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