

WARRANTY DEED

Grantor, Theodore I. Iantoni and Christian Iantoni, as tenants in common, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in hand paid, does remise, release, alien and convey unto Grantee, Iantoni Development, LLC, an Illinois limited liability company, with an address of 845 West Altgeld, Unit #D2, Chicago, Illinois 60614, the real estate situated in the County of Cook and State of Illinois, to Wit:

LOT 3 IN THE SUBDIVISION OF BLOCK 1 IN CUSHMANS SUBDIVISION OF THE NORTH 1/2 OF BLOCK 4 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Together with all and singular hereditaments and appurtenances belonging there, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity, of, in and to the said legally described property, with the hereditaments and appurtenances, **SUBJECT TO** covenants, conditions and restrictions of records and liens of taxes not yet due or payable.

PERMANENT REAL ESTATE INDEX NUMBER: 14-32-220-023

ADDRESS OF PROPERTY: 2154 North Halsted Street, Chicago, Illinois 60614

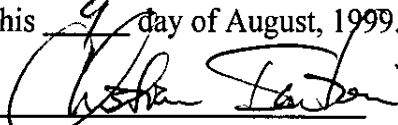
TO HAVE AND TO HOLD the said property, with the appurtenances, unto Grantee, its successors and assigns, forever.

And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, for itself and its successors, that it has not done or suffered to be done, anything whereby the said property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and defend the Subject Property against the lawful claims of all persons.

I HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 4, OF THE REAL ESTATE TRANSFER ACT.

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 9 day of August, 1999.

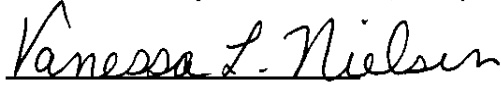

CHRISTIAN IANTONI


THEODORE I. IANTONI

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in the State and County aforesaid, do hereby certify that Christian Iantoni and Theodore I. Iantoni, each personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this date in person and acknowledged that they signed and instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal; this 9th day of August, 1999.


Notary Public

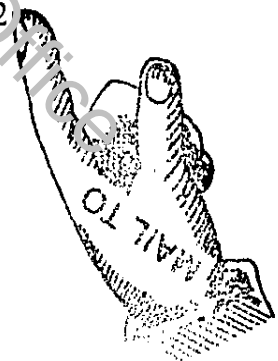


This instrument prepared by:

Alzheimer & Gray
10 South Wacker Drive
Suite 4000
Chicago, Illinois 60606
Attn: Mario M. Tricoci

After recording mail to:

Iantoni Development, LLC
c/o Christian Iantoni
845 West Altgeld, Unit # D2
Chicago, Illinois 60614



99789512

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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.

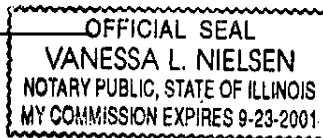
Dated: 8-03-, 1999

Signature: _____

Grantor or Agent

Subscribed and Sworn to before me
by the said Agent
this 3rd day of August, 1999

Vanessa L. Nielsen
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.

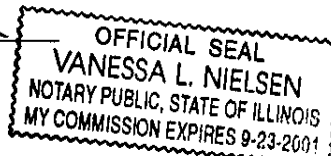
Dated: 8-03, 1999

Signature: _____

Grantee or Agent

Subscribed and Sworn to before me
by the said Agent
this 3rd day of August, 1999

Vanessa L. Nielsen
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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