

UNOFFICIAL COPY

99834443

1435/0067 18 001 Page 1 of 3
1999-09-01 10:05:29
Cook County Recorder 25.50

WARRANTY DEED

Statutory (Illinois)

an unmarried single person

THE GRANTOR, Noel Gewarges, an individual resident in Chicago, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to 2429-31 CALIFORNIA, L.L.C., an Illinois limited liability company, the real estate situated in the County of Cook in the State of Illinois and legally described on page two hereof.



This space reserved for Recorder.

Permanent Index Number: 13-25-424-009

Address of Real Estate: 2429-31 California, Chicago, Illinois 60614

60647

DATED this 10th day of August, 1999

Noel Gewarges
Noel Gewarges

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 Noel Gewarges 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 10th day of August, 1999.

Christine L Grant
Notary Public

My commission expires *June 4, 2002*

This instrument was prepared by Timothy Moran, Esq. c/o Katz Randall & Weinberg, 333 West Wacker, Suite 1800, Chicago, Illinois 60606.

EXEMPT UNDER PROVISIONS OF PARAGRAPH
—, SEC. 200, 1-2 (B-6) or PARAGRAPH
—, SEC. 200, 1-4 (B) OF THE CHICAGO
TRANSACTION TAX ORDINANCE



DATE BUYER. SELLER. REPRESENTATIVE

Box 340

UNOFFICIAL COPY

Legal Description

99834443

of the premises commonly known as 2429-31 N. California, Chicago, Illinois 60647

LOT 17 AND 18 IN BLOCK 4 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST 3/4 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: general real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions of record, building lines and easements if any, so long as they do not interfere with Purchaser's use and enjoyment of the Property

MAIL TO:

Timothy Moran, Esq.
333 W. Wacker Drive, Suite 1300
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

2429 N. California
Chicago, Illinois 60647

OR RECORDER'S OFFICE BOX NO. 340

Property of Cook County Clerk's Office

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: Aug. 10, 1999

Signature: Noel Gewarg

Subscribed and sworn to before me by the said August this 10 day of 1999

[Signature]
Notary Public



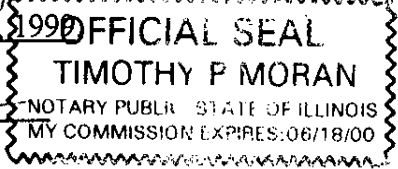
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: Aug. 10, 1999

Signature: [Signature]

Subscribed and sworn to before me by the said August this 10 day of 1999

[Signature]
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.)