

UNOFFICIAL COPY

Warranty Deed



This document was prepared by
and after recording return to:
Jeffrey M. Galkin
Levin Ginsburg
180 N. LaSalle Street, Suite 3200
Chicago, IL 60601

Doc#: 1336545071 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/31/2013 03:06 PM Pg: 1 of 4

Send Subsequent Tax Bills to:
BMR Properties LLC - 1275 Balmoral
Avenue
858 West Armitage, Suite 303
Chicago, IL 60614

(The Above Space for Recorders Use Only)

THE GRANTOR, BMR Properties LLC, an Illinois limited liability company, of 858 W. Armitage, #303, Chicago, Illinois 60614, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to BMR Properties LLC - 1275 Balmoral Avenue, an Illinois series limited liability company of 858 W. Armitage, Chicago, Illinois 60614 all the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

DATED this 3rd day of November, 2013

BMR PROPERTIES LLC

By: Matthew Malinowski
Matthew Malinowski, Manager

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (E), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW

Matthew Malinowski
Agent
Date: 12/31/2013, 2013

REAL ESTATE TRANSFER TAX

44
12-30-13
Exempt
44511



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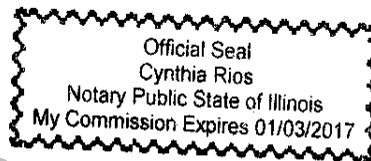
STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for County and State aforesaid, do hereby certify that Matthew Malinowski, one of the Managers of BMR Properties LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act on behalf of said entity, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31st day of November, 2013.

Cynthia R
 Notary Public

My Commission Expires: 1/3/17



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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LOT 86 IN BLOCK 2 IN GOLD COST MANOR UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1275 Balmoral Avenue, Calumet City, IL 60409

PERMANENT REAL ESTATE TAX INDEX NO(S): 30-19-220-014-0000

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STATEMENT BY GRANTOR AND GRANTEE

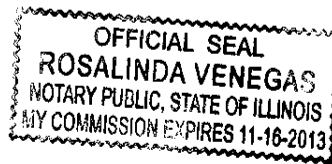
The grantor or its agent affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Date: 11/03/13

Signature: *Matthew Malin*
Grantor (or Agent)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3RD DAY OF NOVEMBER 2013

[Signature]
Notary Public



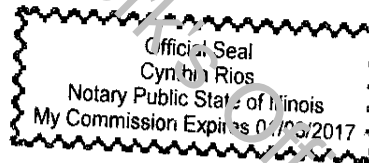
The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: 11/03/13

Signature: *Matthew Malin*
Grantor (or Agent)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3RD DAY OF November 2013

Cynthia Rios
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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in COOK COUNTY, IL, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]