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**SPECIAL
WARRANTY DEED**
Statutory (Illinois
(Corporation to Individual)

MAIL TO: Katrina Yoakum
1040 W 104th Pl
Chicago, IL 60643

NAME & ADDRESS OF TAXPAYER:

same



Doc#: 1408316007 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/24/2014 04:16 PM Pg: 1 of 5

THIS INDENTURE, made this 4th day of March, 2014 between **308 TORRENCE, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **KATINA B. YOAKUM**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of directors and said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, 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 LEGAL DESCRIPTION ATTACHED HERETO

**SUBJECT TO ANY AND ALL CONVENANTS, CONDITIONS, EASEMENTS
RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.**

Together with all and singular the hereditament and appurtenances thereunder belonging, or in any way appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns, forever.

PROPERTY ADDRESS: 1040 W. 104th Place, Chicago, Illinois 60643
P.I.N. (s) 25-17-209-017-0000

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed and caused its name to be signed to these presents by its Authorized Signatory, the day and year above written.

308 TORRENCE, LLC

BY:

John M. Copper
John M. Copper

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Exhibit A

THE WEST HALF OF THE WEST 60 FEET OF THE EAST 420 FEET OF THE SOUTH HALF OF BLOCK 1, IN PULLMAN GARDENS, A SUBDIVISION OF THE SOUTH HALF OF THE NORTHWESTQUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER 03/21/2014



COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

25-17-209-017-0000 | 20140301604380 | DZZTS6

REAL ESTATE TRANSFER 03/21/2014



CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00

25-17-209-017-0000 | 20140301604380 | DZZ3PC

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STATE OF Ill)
) SS
COUNTY OF Cook)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT **JOHN M. COOPER** PERSONALLY KNOWN TO ME TO BE THE AUTHORIZED SIGNATORY OF SAID LIMITED LIABILITY COMPANY, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH, HE SIGNED AND DELIVERED SAID INSTRUMENT, PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID LIMITED LIABILITY COMPANY AS HIS FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 4 DAY OF March, 2014.

[Signature]
NOTARY PUBLIC

This instrument prepared by: Sharon A. Zogas & Associates, LTD. 10020 S. Western, Chicago, IL 60643



COUNTY-ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, OF REAL ESTATE TRANSFER TAX ACT.

3/11/14
Date: Buyer, Seller or Agent [Signature]

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STATEMENT BY GRANTOR/GRANTEE

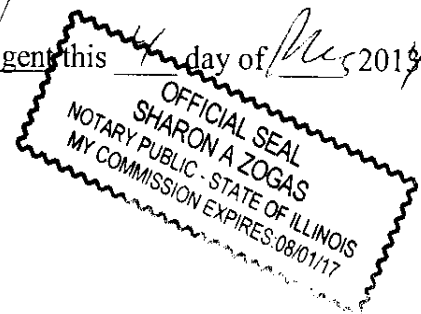
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire an hold title to real estate 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: 1/20/14, 2014

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 4 day of Dec 2014

[Handwritten Signature]
Notary Public



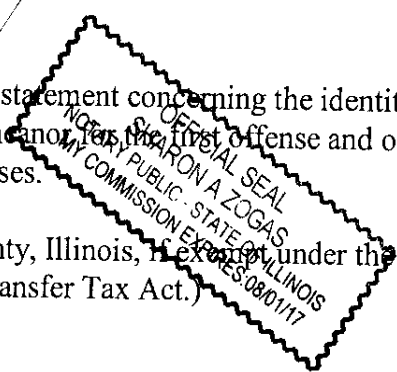
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: Dec 11, 2014

Signature: [Handwritten Signature]

Subscribe and sworn to before me by the said Agent this 4 day of Dec 2014

[Handwritten 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, in accordance with the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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October 22, 2013

Adgerince Cornelius
8835 S Saginaw
Second Floor
Chicago, IL 60649

Dear Adgerince Cornelius:

Please be advised that the above property has been sold today to Katina Yoakum. Please make your **November 1, 2013** payment to the new owners at:

Name

Business Address

Business Phone

Very truly yours,



JOHN COOPER

Rent: \$750.00

Security Deposit: \$750.00