

# UNOFFICIAL COPY

13-08375-  
**Warranty Deed**  
Illinois Statutory



Doc#: 1412049008 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/30/2014 10:53 AM Pg: 1 of 3

Mail To:

Rosanova & Whitaker, Ltd.  
30 W. Jefferson Ave., Ste 200  
Naperville, Illinois 60540

Name & Address of Taxpayer  
Prodomus LLC - 4553 Hometown  
2616 Charlestowne Lane  
Naperville, Illinois 60564

THE GRANTOR, **Joao Pereira Silva, Jr.**, a married man, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY AND WARRANT to GRANTEE, **Prodomus LLC - 4553 Hometown**, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 1318 IN J.E. MERRION AND CO'S HOMETOWN UNIT NUMBER 5, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER(S): 24-03-129-064-0000

COMMONLY KNOWN AS: 4553 W. 89<sup>th</sup> Street, Hometown, Illinois 60456

**SUBJECT TO:** General real estate taxes for 2013 and subsequent years, building lines or other use or occupancy restrictions, covenants and restrictions of record; easements for public utilities; drainage ditches; feeders; and laterals.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 17<sup>th</sup> day of April, 2014

Signature of Grantor:

\_\_\_\_\_

PREMIER TITLE

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Exempt under provisions of Paragraph \_\_\_\_\_ e  
of Section 31-45 of the Illinois Real Estate Transfer Tax Law

4/17/14  
Date

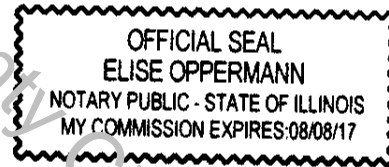
Joao Pereira Silva, Jr. by  
Buyer, Seller or Representative Michelle BSA

STATE OF ILLINOIS        )  
  )ss  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Joao Pereira Silva, Jr.**, personally known to me to be the member of PRODOMUS LLC - 4333 HOMETOWN, an Illinois limited liability company, and 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 he/she signed, sealed and delivered the said instrument as the free and voluntary act of said limited liability company, and as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this  
17th day of April, 2014.

[Signature]  
NOTARY PUBLIC



Name & Address of Preparer:

Michaelene M. Burke, Esq.  
ROSANOVA & WHITAKER, LTD.  
30 West Jefferson Avenue, Suite 200  
Naperville, Illinois 60540

\*\*This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

**PREMIER TITLE**  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111

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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 and hold title to real estate under the laws of the State of Illinois.

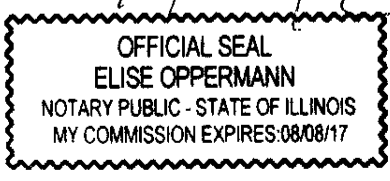
Dated: 4/17/14

Signature: Joao Pereira Silva Jr.  
Joao Pereira Silva, Jr.

Subscribed and Sworn to before me  
this 17th day of April, 2014.

By M. F. [Signature]

[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: 4/17/14

Signature: Prodemus LLC - 4453 Hometown,  
by Joao P. Silva Jr., sole member,  
Prodemus LLC - 4453 Hometown, an by  
Illinois limited liability company by Michael  
Joao P. Silva, Jr., sole member.

Subscribed and Sworn to before me  
this 17th day of April, 2014.

[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.)