

UNOFFICIAL COPY



This Instrument prepared by:

Keil M. Larson
Attorney at Law
800 North Clark Street
Suite 222
Chicago, Illinois 60610

Doc#: 1417117045 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/20/2014 03:03 PM Pg: 1 of 7

And after recording return to:

Keil M. Larson
Attorney at Law
800 North Clark St. Suite 222
Chicago, Illinois 60610

35 ILCS 200/31 - 45(e) by Keil Larson, Attorney
Exempt per

WARRANTY DEED

THIS WARRANTY DEED is made as of this 14th day of May 2014, between **Stephanie McAndrew** formerly known as **Stephanie Bremer**, a married woman, **Kyle Glascott**, a married man, and **Christopher Bremer**, a married man, all of Chicago Illinois ("Grantors"), and **2633 N Sawyer LLC**, an Illinois Limited Liability Company ("Grantee").

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described in Exhibit A attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said property (collectively the "Property").

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple; subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit B attached hereto and made a part hereof. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

THIS is not Homestead Property.

[SIGNATURE PAGES FOLLOWS]

P-7

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantors has executed this Deed as of the day and year first above written.

GRANTORS:

By: *Kyle Glascott*
Name: Kyle Glascott

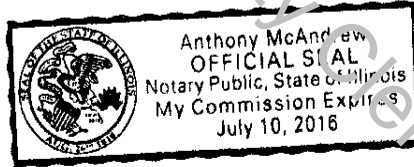
STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)


I, Anthony M. Andrew, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Kyle Glascott**, is 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 and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.



GIVEN under my hand and official seal this 22nd day of May, 2014.

Anthony M. Andrew
Notary Public

Commission Expires:
July 10, 2016



REAL ESTATE TRANSFER TAX		20-Jun-2014
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
13-26-415-015-0000 20140601605242 1-166-540-928		

REAL ESTATE TRANSFER TAX		23-Jun-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-26-415-015-0000 20140601605242 1-437-008-000		

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantors have executed this Deed as of the day and year first above written.

GRANTORS:

By: Stephanie McAndrew
Name: Stepharlie McAndrew

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, CATHERINE BREMER, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Stephanie McAndrew**, is 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 and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth. Further she affirmed that she formerly was known as Stephanie Bremer.

GIVEN under my hand and official seal this 20 day of May, 2017

Catherine Bremer
Notary Public

Commission Expires:
Aug 18, 2017



UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantors has executed this Deed as of the day and year first above written.

GRANTORS:

By: Christopher Bremer
Name: Christopher Bremer

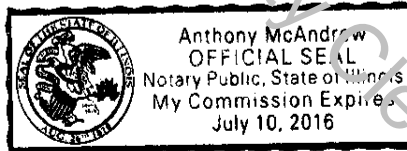
STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, Anthony McAndrew, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Christopher Bremer**, is 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 and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 22nd day of May, 2014.

Anthony McAndrew
Notary Public

Commission Expires:
July 10, 2016



Mail subsequent tax bills to:

2633 N. Sawyer LLC
c/o Stephanie McAndrew Manager
1322 South Wabash Avenue
Unit 702
Chicago, Illinois 60605

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF LAND

Lot 24 in Block 3 in the subdivision of 39 acres on the East Side of the East Half of the Southeast Quarter of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index Number: 13-26-415-015-0000

Common Address: 2633 North Sawyer, Chicago, Illinois 60647


UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. Leases affecting the Property as of the date hereof.
2. Real estate taxes for the year 2013, a lien not yet due and payable.
3. Matters done or suffered by Grantee or its agents.

Property of Cook County Clerk's Office

Five horizontal, hand-drawn scribbled lines, likely representing redacted information or a signature area.

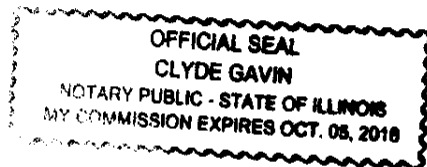
UNOFFICIAL COPY

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 ILLINOIS.

Dated 6-19-14, 20__ SIGNATURE [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Ken Larson this 19 day of June 2014

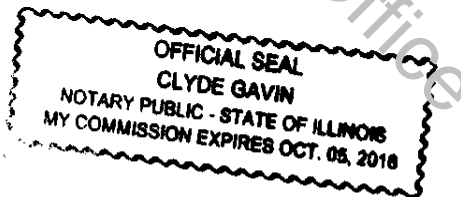


Notary Public Clyde Gavin

THE GRANTOR OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, 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 6-19-14, 20__ SIGNATURE [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Ken Larson this 19 day of June 2014



Notary Public Clyde Gavin

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed of ABI to recorded in Cook County, Illinois, if except under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)