

# UNOFFICIAL COPY

This Instrument Prepared by and After  
Recording Return to:

Schiff Hardin LLP  
233 S. Wacker Drive, Suite 6600  
Chicago, IL 60606  
Attn: David Sattelberger, Esq.



Doc#: 1418244070 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/01/2014 03:55 PM Pg: 1 of 3

Th.

## WARRANTY DEED

This indenture witnesseth, that CHARLOTTE F. KOENIGSBERGER, a married woman, of Elmhurst, Illinois (“Grantor”), for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS and WARRANTS unto CHARAN LLC, an Illinois limited liability company (“Grantee”), having an address of 7422 Madison Street, Forest Park, Illinois 60130, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**LOT 18 IN BLOCK 2 OF CARNEY'S ADDITION TO HARLEM, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Common Street Address:** 443 Elgin Avenue, Forest Park, Illinois 60130

**PIN:** 15-13-206-026-0000

together with the rights, tenements and appurtenances thereunto belonging, subject to general real estate taxes for 2013 not yet due and payable and subsequent years, easements, covenants, conditions, restrictions, agreements and declarations of record, and applicable zoning and building laws.

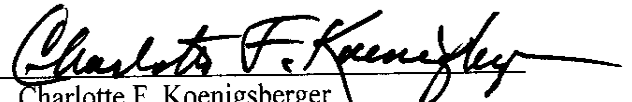
TO HAVE AND TO HOLD, the said real estate together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, its successors and assigns, for the uses and purposes herein set forth.

*[signature and notary page follows]*

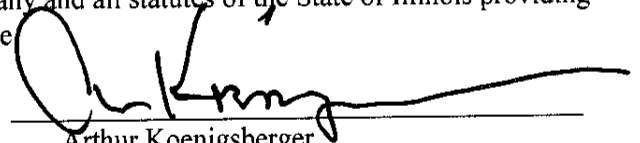
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Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the 25th day of June, 2014.

  
Charlotte F. Koenigsberger

I, Arthur Koenigsberger, husband of Charlotte F. Koenigsberger, hereby sign below for the sole purpose of waiving and releasing any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for exemption or homesteads from sale on execution or otherwise.

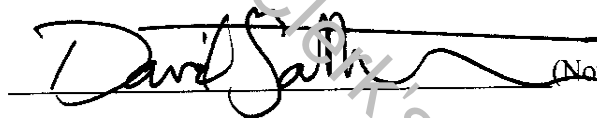
  
Arthur Koenigsberger

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that CHARLOTTE F. KOENIGSBERGER and ARTHUR KOENIGSBERGER, personally known or proven to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 25<sup>th</sup> day of June, 2014.




 (Notary Public)

Exempt under Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45(e), Cook County Code of Ordinance Sec. 74-106(5), a/k/a Cook County Transfer Tax Ordinance No. 93-O-27(E), and Village of Forest Park Real Estate Transfer Tax Ordinance Sec. 98-201(4).

Send subsequent Tax Bills To:

Charan LLC  
P.O. Box 46503  
Chicago, IL 60646

  
Grantor, Grantee, or Agent

Dated as of the date of this instrument.

EXEMPT  
VILLAGE OF FOREST PARK  
PROPERTY COMPLIANCE  
No. **5183**  
  
Approved/Date

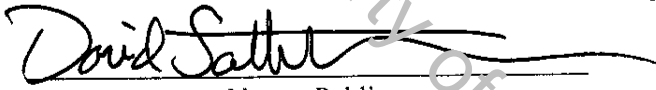
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## STATEMENT BY GRANTOR / GRANTEE

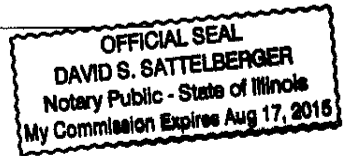
The grantor or its agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Subscribed and sworn before me this 25<sup>th</sup> day of June, 2014.

  
Charlotte F. Koenigsberger

  
Notary Public

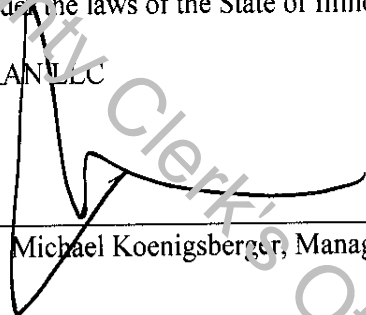
My commission expires: \_\_\_\_\_

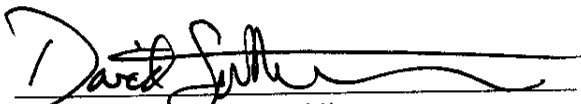


The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

CHARAN LEC

Subscribed and sworn before me this 25<sup>th</sup> day of June, 2014.

By:   
Michael Koenigsberger, Manager

  
Notary Public

My commission expires: \_\_\_\_\_



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 PROVISIONS OF SECTION 31-45 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.]