

# UNOFFICIAL COPY

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**



Doc#: 1426719095 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/24/2014 12:14 PM Pg: 1 of 5

THE GRANTOR(S) Neil Stevens, a single man, of the City of Los Angeles, State of California, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to SOUTH SIDE PROPERTIES LLC, a limited liability company formed and existing under the laws of the State of Illinois, with its principal place of business located at 4615 Los Feliz Blvd., Apt 2, Los Angeles, California 90027, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

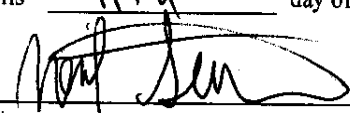
THE SOUTH 60 FEET OF THE NORTH 180 FEET OF THE EAST 195 FEET OF THAT PART OF LOT 4 LYING SOUTH OF THE NORTH 1 ACRE OF LOT 4 (EXCEPT THAT PART CONVEYED TO STATE OF ILLINOIS IN DEED RECORDED AS DOCUMENT 26429831 LYING EAST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE AFORESAID PARCEL, DISTANT 12.5 FEET WEST OF THE NORTHEAST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF THE AFORESAID PARCEL, DISTANT 11.31 FEET WEST OF THE SOUTHEAST CORNER THEREOF) IN SCHAAP'S HEIRS DIVISION BEING A DIVISION OF PART OF LOTS 3, 4 AND 5 OF SUBDIVISION OF PART OF SECTIONS 9, 10, AND 15 AND LOT 1 OF SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, ALL IN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, Building lines, Private, public and utility easements and roads and highways, General taxes for the year 2013 and subsequent years including taxes which may accrue by reason of new or additional improvements.


THIS IS NOT HOMESTEAD PROPERTY.  
TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 29-16-205-049-0000  
Address(es) of Real Estate: 15444 State Street, South Holland, IL 60473

Dated this 11th day of February 2014

X   
Neil Stevens

Exempt under provisions of Section 31-45, Paragraph  
(e), Real Estate Transfer Tax Act (35 ILCS 200/31, et. seq.)

X   
Seller: Neil Stevens Date February 11, 2014

**SEE ATTACHED DOCUMENT**

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF \_\_\_\_\_ SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Neil Stevens**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_ 2014 \_\_\_\_\_.

\_\_\_\_\_  
(Notary Public)

**Prepared by:**

Richard A. Duffin  
Duffin & Dore, LLC  
206 S. Jefferson  
Suite 100  
Chicago, IL 60661

**Mail To:**

South Side Properties LLC  
ATTN: Neil Stevens  
4615 Los Feliz Blvd., Apt 2  
Los Angeles, CA 90027

**Name and Address of Taxpayer:**

South Side Properties LLC  
ATTN: Neil Stevens  
4615 Los Feliz Blvd., Apt 2  
Los Angeles, CA 90027

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT

State of CALIFORNIA

County of LOS ANGELES

On 02.11.2014 before me MARINE TER-POGOSYAN, a Notary Public,  
 personally appeared STEVENS NEIL, who proved to me on the  
 basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the  
 within instrument and acknowledged to me that he/she/they executed the same in his/her/their  
 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),  
 or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
 foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature *Marine Ter Pogosyan*

Name MARINE TER-POGOSYAN

(typed or printed)



(Area reserved for official notarial seal)

# 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 of Illinois.

Dated 3/13/2014

Signature   
Grantor or Agent


Subscribed and sworn to before me by the said Richard Duffin affiant  
this 13th day of March, 2014

Notary Public Kristi DalPonte



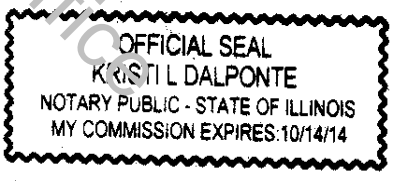
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3/13/2014

Signature   
Grantor or Agent

Subscribed and sworn to before me by the said Richard Duffin affiant  
this 13th day of March, 2014

Notary Public Kristi DalPonte



Note: Any person who knowingly submits a false statement concerning the identity of the 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.)

**UNOFFICIAL COPY**

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Neil Stevens**  
Mailing Address: **4615 Los Feliz Blvd. Apt 2, Los Angeles, CA 90027**  
Telephone No.: **312-566-0911**  
Attorney or Agent: **Richard Duffin**  
Telephone No.: **312-566-0911**  
Fax No. **312-566-0913**  
Property Address: **15444 State St.**  
**South Holland, IL 60473**  
Property Index Number (PIN): **29-16-205-049-0000**  
Water Account Number: **0100056000**  
Date of Issuance: **9/2/14**

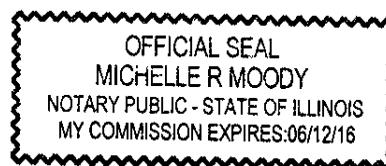
State of Illinois )  
County of Cook)

This instrument was acknowledged before  
me on September 2, 14 by  
Michelle R MOODY.

Michelle R Moody  
(Signature of Notary Public)  
(SEAL)

VILLAGE OF SOUTH HOLLAND

By: Michael Verwie 9/2/2014  
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.