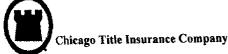
# UNPFFICIAL COPY



WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1504957042 Fee: \$44.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 02/18/2015 11:59 AM Pg: 1 of 4

THE GRANTOP (S), MELNICK IL PROPERTIES LLC - SERIES 7430 KENWOOD PHASE II\*\*, of the City of Chicago, County of Cook, in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to: TRACY WILLIAMS.

(GRANTEE'S ADDRESS): 1135 S. Delano Court, Unit 815, Chicago, IL.

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

#### SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

SUBJECT TO: 2014 and subsequent years Real Estates Taxes, Covenants, Conditions, Easements and restrictions of Public Record.

In Witness Whereof, said Grantor has caused its corpora e seal to be hereto affixed and has caused its name to be signed to these presents by its President.

Permanent Real Estate Index Number(s): 20-26-225-027-0000. Address(es) of Real Estate: 7430 S. Kenwood Avenue, Chicago, Illinois 60619

Dated this 1st day of December, 2014

David M. Taffitt, sole member manager of Platypus Holdings LLC

\*\*This Warranty deed is executed and delivered in connection with the winding up of business and affairs of Grantor, a dissolved LLC\*\*

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. \_\_\_\_\_ and Cook County Ord. 93-0-27 par. \_\_\_\_\_ E

Date De jehn 12014 Sign Buy

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## **UNOFFICIAL COPY**

UNULL	JIAL U		
STATE OF MINOIS, COUNTY OF CO			
I, the undersigned, a Notary Public in and for said Co David M. Taffet, member manager of Platypus Holding PROPERTIES LLC SERIES 4009 CALUMET PHAS whose name(s) is subscribed to the foregoing instrumacknowledged that David M. Taffit, member manage MELNICK IL PROPERTIES LLC SERIES 4009 CA instrument as free and voluntary act, for the uses and of homestead.	ngs, LLC, the sole ments II, and personally kneed, appeared before many of Platypus Holdings, LUMET PHASE II, si	nown to me to be the sar ne this day in person, and LLC, the sole member in igned, sealed and deliver	manager of ed the same
Given under my! and and official seal, this	day of	December	, 2014.
m · 20 (	(Notary Public)	OFFICIAL SEAL MONICA R GROSS Notary Public - State of illi My Commission Expires Sep 5	
Prepared by: Platypus Holdings LLC 405 N. Highland Avenue Merion Station, PA 19066			
Mail To:  Thacy Williams  1640 E. 50th St # 16B  Chuago, IL 60615	County		
Name & Address of Taxpayer:			
Tracy Williams 1640 6. 50t St # 16B Chicago, Ic. 60615		0/4/5 O/5:	

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### **UNOFFICIAL COPY**

#### LEGAL DESCRIPTION

#### Exhibit A

LOT 42 (EXCEPT THE SOUTH 5 FEET THEREOF) AND THE SOUTH 20 FEET OF LOT 43 IN CIRCUIT COURT PARTITION OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF TAKEN FOR GRAND BOULEVARD) IN COOK COUNTY, ILLINOIS.

Commonly known as:

4009-11 S. Calumet Avenue, Chicago, IL 60653 OF COOK COUNTY CLORA'S OFFICE

PIN: 20-03-111-003-0000

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### **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 July /8 , 20/5 Signature: // Carry Carantor or Agent
Subscribed and sworn to before the  By the said, Charton  This 18th, day of Abman 2015  Notary Public Par Commission Expires October 24, 2018
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 under the laws of the State of Illinois.
Date 7eh 18, 2015 Signature: Cranics or Agent
Subscribed and sworn to before me  By the said GRantes  This 18th, day of Hebrusan, 2015  Notary Public 1 at 11 2 3 4 5 6 6 6 6 7 6 7 6 7 6 7 6 7 6 7 6 7 6 7

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 4 of the Illinois Real Estate Transfer Tax Act.)