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Chicago Title Insurance Company

**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 GRANTOR(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 corporate 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. E and Cook County Ord. 93-0-27 par. E

Date December 1, 2014 Sign [Signature]

④

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David M. Taffet, member manager of Platypus Holdings, LLC, the sole member manager of MELNICK IL PROPERTIES LLC SERIES 4009 CALUMET PHASE II, and personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that David M. Taffet, member manager of Platypus Holdings, LLC, the sole member manager of MELNICK IL PROPERTIES LLC SERIES 4009 CALUMET PHASE II, signed, sealed and delivered the same instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and official seal, this 1st day of December, 2014.

Monica R. Gross (Notary Public)

OFFICIAL SEAL
MONICA R GROSS
Notary Public - State of Illinois
My Commission Expires Sep 5, 2018

Prepared by: Platypus Holdings LLC
405 N. Highland Avenue
Merion Station, PA 19066

Mail To:

Tracy Williams
1640 E. 50th St #16B
Chicago, IL 60615

Name & Address of Taxpayer:

Tracy Williams
1640 E. 50th St #16B
Chicago, IL 60615

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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

PIN: 20-03-111-003-0000

Property of Cook County Clerk's Office

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

Dated Feb 18, 2015

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 18th day of February, 2015
Notary Public [Handwritten Signature]



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 Feb 18, 2015

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 18th day of February, 2015
Notary Public [Handwritten Signature]



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.)