

UNOFFICIAL COPY

Warranty Deed
Statutory (ILLINOIS)
General



Doc#: 1506929024 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/10/2015 10:40 AM Pg: 1 of 3

Above Space for Recorder's Use Only

THE GRANTOR, GREEN TEA ESTATES LLC, a Delaware Limited Liability Company, of Fleetwood, New York, for and in consideration of (\$10.00) Ten DOLLARS, in hand paid, CONVEYS and WARRANTS to Green Tea Estates LLC, an Illinois Limited Liability Company of Chicago, Illinois, all of its right, title and interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 2 in Leo Kuklin's Subdivision of the East 15 feet of Lot 30 and all of Lots 31, 32, 33, 34 and the West 1/2 of Lot 35 in Lehmer's Subdivision of the South 1/2 of the South 1/2 of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:*** General taxes for 2012 and subsequent years; covenants, conditions, and restrictions of record, building lines and easements if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

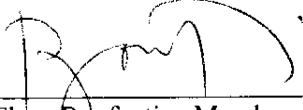
Permanent Index Number (PIN): 16-01-414-045-0000

Address of Real Estate: **2536 Augusta, Chicago, Illinois 60640**

Dated this 15th day of October, 2013

GREEN TEA ESTATES LLC,
a Delaware limited liability company

By: 
Ilan Rechtman, a Member

By: 
Flora Bonfanti, a Member


CHAD NEWMEN

City of Chicago
Dept. of Finance
683843



Real Estate
Transfer
Stamp

3/10/2015 10:26

dr00347

\$0.00

Batch 9,532,977

THIS TRANSACTION IS EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 2001-2B6
CHICAGO TRANSACTION TAX. DECLARANT: 
DATED: 10/15/2013

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State of Illinois,
County of Cook ss,

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ILAN RECHTMAN and Flora Bonfanti, personally known to me to be the Members of Green Tea Estates LLC, a Delaware limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that in such capacity they signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15/2 day of October, 2013.

Commission expires _____, _____ *[Signature]*
NOTARY PUBLIC

This instrument was prepared by: Daniel S. Hill of Stotis & Baird Chartered, 200 W. Jackson, Suite 1050 Chicago, IL 60606

MAIL TO:

Daniel S. Hill – Stotis & Baird Chartered.
200 W. Jackson Blvd., #1050
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Green Tea Management
19 William Street, 3H
Fleetwood, NY 10512-2869

OR

Recorder's Office Box No. _____



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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 10/15, 2013

Signature: [Handwritten Signature]

Grantor or Agent



Subscribed and sworn to before me by the said [Handwritten Name] this 15 day of Oct, 2013

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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 10/15, 2013

Signature: [Handwritten Signature]

Grantee or Agent



Subscribed and sworn to before me by the said [Handwritten Name] this 15 day of Oct, 2013

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.

(Attached 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.)