

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 1508516052 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/26/2015 12:07 PM Pg: 1 of 4

AFTER RECORDING, MAIL TO:

Urban Partnership Bank
7936 S. Cottage Grove
Chicago, IL 60619

THE GRANTOR, **Katherine Knazze** of 1335 South Prairie Avenue, Unit 705, Chicago Illinois 60619, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Jeff BV-Commercial, LLC, an Illinois limited liability company, of 55 East Jackson, 16th Floor in the City of Chicago, County of Cook, State of Illinois, the Real Estate situated in the County of Cook, in the State of Illinois, which is legally described on Exhibit A hereto.

Commonly known as: 1121 E. 93rd Street, Chicago, Illinois 60619

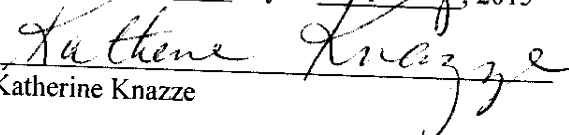
Permanent Index Numbers: 25-02-316-009-0000
25-02-316-010-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: liens, judgments, covenants, conditions, and restrictions of record, public and utility easements; and to general real estate taxes not yet due or payable, and that certain Mortgage dated March 6, 2007 and recorded on April 3, 2007 as Document Number 0709348071 ("Mortgage").

NOTWITHSTANDING THE TERMS OF THIS CONVEYANCE, THE FEE ESTATE CONVEYED BY THIS WARRANTY DEED SHALL NOT BE CONSTRUED TO MERGE WITH THE MORTGAGE AND THE MORTGAGE SHALL SURVIVE THIS CONVEYANCE UNLESS OTHERWISE RELEASED OR TERMINATED.

DATED this 12 day of February, 2015


Katherine Knazze

City of Chicago
Dept. of Finance
684634



Real Estate
Transfer
Stamp

3/26/2015 11:20

\$0.00

dr00764

Batch 9,614,109

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Exempt from tax under 35 ILCS 200/31-45(I)

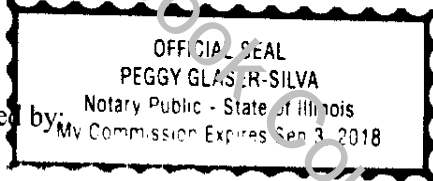
David A. Golin
Attorney for Grantee
Date: March 23, 2015

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Katherine Knazze, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of February, 2015

Peggy Glaser-Silva Commission expires: 9-3-18
Notary Public



This instrument was prepared by:
David A. Golin
Arnstein & Lehr LLP
120 South Riverside Plaza, Suite 1200
Chicago, Illinois 60606

Send Subsequent Tax Bills to:

Urban Partnership Bank
7936 South Cottage Grove
Chicago, Illinois 60619
Attn: Real Estate Department

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

LOT 2 AND THE EAST 1/2 OF LOT 3 IN BLOCK 4 IN PHARE'S DAUPHIN PARK SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: **1121 E. 93rd Street, Chicago, Illinois 60619**

Permanent Index Numbers: 25-02-316-009-0000
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112232736.1

Property of Cook County Clerk's Office

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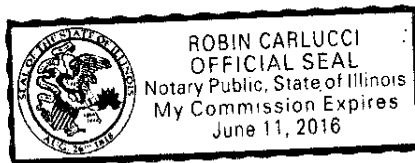
STATEMENT BY GRANTOR AND GRANTEE

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

Dated MARCH 25, 2015
Signature: [Handwritten Signature] (Grantor or Agent)

Subscribed and sworn to before me by the

said HARRIET ADAMS
this 25 day of MARCH
2015.



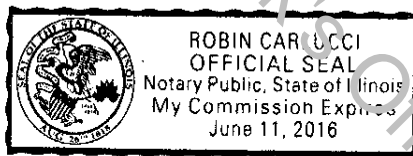
Robin Carlucci (Notary Public)

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 MARCH 25, 2015
Signature: [Handwritten Signature] (Grantee or Agent)

Subscribed and sworn to before me by the

said HARRIET ADAMS
this 25 day of MARCH
2015.



Robin Carlucci (Notary Public)

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.]