

# UNOFFICIAL COPY

**PREPARED BY AND WHEN  
RECORDED RETURN TO:**

Steven M. Weiss, Esq.  
Levenfeld Pearlstein, LLC  
2 North LaSalle Street  
Suite 1300  
Chicago, Illinois 60602



Doc#: 1514113055 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/21/2015 11:07 AM Pg: 1 of 5

(Above Space for Recorder's use only)

**WARRANTY DEED**

THIS WARRANTY DEED is made as of the 16th day of April, 2015 by the GRANTOR, Paul Kravitz and Ronald Stillman, as tenants in common, whose address is 2900 W. Irving Park Road, Suite C-4, Chicago, IL 60618, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to 2917 WEST IRVING PARK, LLC, an Illinois limited liability company, whose address is 2900 W. Irving Park Road, Suite C-4, Chicago, IL 60618, all right, title and interest in and to the real estate in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND BY REFERENCE INCORPORATED HEREIN

PIN and COMMON ADDRESS: SEE EXHIBIT A

THIS IS NOT HOMESTEAD PROPERTY.

Subject to: (a) all real estate taxes and assessments not yet due and payable, and (b) all easements, covenants, conditions, restrictions and other matters of record.

*[Signatures begin on next page]*

City of Chicago  
Dept of Finance

687857

5/21/2015 10:54

dr00764



Real Estate  
Transfer  
Stamp

\$0.00

Batch 9.882.257

LP 6074789.1 \ 40242-98365.033

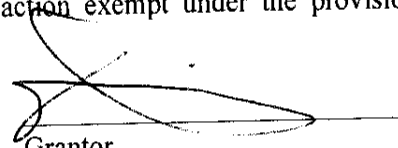
CCRD REVIEWER 

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I hereby declare that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (e), Real Estate Transfer Tax Act.


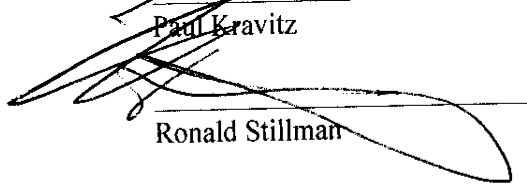
Dated: April 16, 2015

By:

  
Grantor

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the date first above written.

GRANTOR:

  
Paul Kravitz  
  
Ronald Stillman

*[Acknowledgments begin on next page]*

Property of Cook County Clerk's Office

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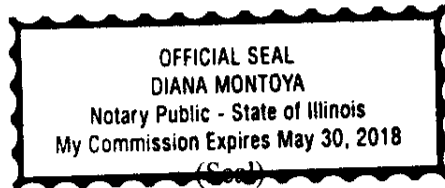
STATE OF Illinois )  
 ) ss.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Paul Kravitz, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of April, 2015.

Diana Montoya  
Notary Public

My Commission Expires: 05.30.18



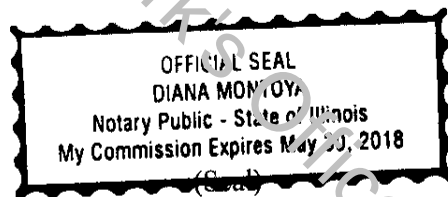
STATE OF Illinois )  
 ) ss.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Ronald Stillman, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of April, 2015.

Diana Montoya  
Notary Public

My Commission Expires: 05.30.18



**SEND FUTURE TAX BILLS TO:**  
2747 West Lawrence, LLC  
2900 W. Irving Park Road, Suite C-4  
Chicago, IL 60618

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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 4, 5, 6 AND 7 IN HEAFIELD AND KIMBELL'S SUBDIVISION OF LOT 3 IN COUNTY CLERKS DIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-24-105-004-0000

COMMON ADDRESS: 2917 WEST IRVING PARK ROAD, CHICAGO, ILLINOIS 60618

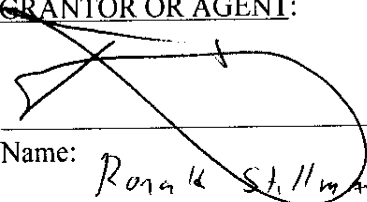
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## STATEMENT BY GRANTOR AND GRANTEE

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.

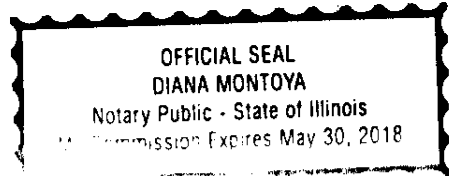
GRANTOR OR AGENT:

Dated: April 24, 2015

  
Name: Ronald Stillman

Subscribed and sworn to before me this 21 day of April, 2015

Diana Montoya  
Notary Public



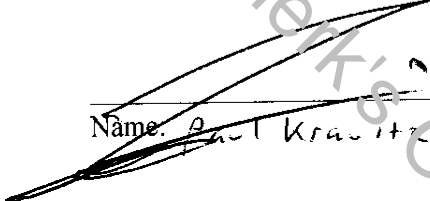
(Seal)

My Commission Expires: 5.30.18

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.

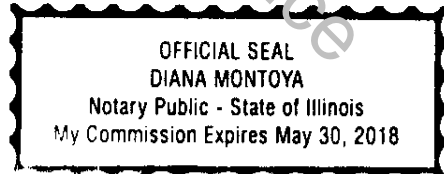
GRANTEE OR AGENT:

Dated: April 24, 2015

  
Name: Paul Kravitz

Subscribed and sworn to before me this 21 day of April, 2015

Diana Montoya  
Notary Public



(Seal)

My Commission Expires: 5.30.18

**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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)