

UNOFFICIAL COPY

WARRANTY DEED

STATE OF ILLINOIS

CT

3 of 6 ADZ, 15021790 hsk

Doc#: 1600855183 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 01/08/2016 10:34 AM Pg: 1 of 4

MAIL TO: IRA KAUFMAN

661 W. Lake St.

Chicago, IL 60661

Dec ID 20151101647698

ST/CO Stamp 0-772-459-584

City Stamp 1-289-319-488

THE GRANTOR, Dobrinel Jordanovic and Lydia Jordanovic, Husband and Wife as joint tenants as to an undivided 10% interest, Daniel Jordanovic and Karen Wetzel, as joint tenants as to an undivided 20% interest, Andrew P.M. Dolan and Kimberly M. Dolan, Husband and wife as joint tenants as to an undivided 40% interest, Lynn R. Miller and Lisa L. Miller as joint tenants as to an undivided 10% interest, Gabriel Miller as to an undivided 20% interest, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to,

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH(S) E OF SECTION 200. 1-286 OF SAID ORDINANCE

1023 W Irving Park Road, LLC an Illinois Limited Liability Company

the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:

PINS 12-20-201-009-0000
Grantees Address and Tax Bills TO: 2600 W. Grand Chicago, IL 60612
1023 W Irving Park Road, LLC

(See Attached)

Property Address:

1023 W. Irving Park Rd., Chicago, Illinois, subject to: general real estate tax; for the year 2014 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated: 11-24, 2015

Prepared by: Ira T. Kaufman - 661 West Lake Street, Suite 101, Chicago, IL 60661

Dobrinel Jordanovic

Lydia Jordanovic,

Daniel Jordanovic

Karen Wetzel

Andrew P.M. Dolan

Kimberly M. Dolan

Lynn R. Miller

Lisa L. Miller

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State of Illinois, County of Cook, SS. I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that, Karen Wetzel is personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this _____ day of _____, 2015

Notary Public

My commission expires: _____.

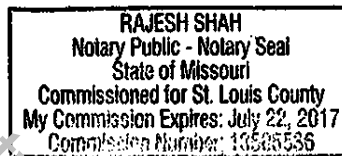
State of Missouri, County of Saint Charles. I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Andrew P.M. Dolan, is personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 24th day of NOVEMBER, 2015

Rajesh Shah

Notary Public

My commission expires: 22nd JULY, 2017.



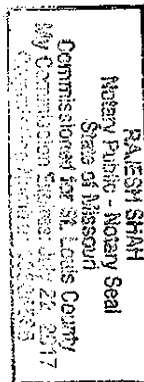
State of Missouri, County of Saint Charles. I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Kimberly M. Dolan is personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 24th day of NOVEMBER, 2015

Rajesh Shah

Notary Public

My commission expires: 22nd JULY, 2017.



State of Illinois, County of Cook, SS. I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Lynn R. Miller is personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this _____ day of _____, 2015

Notary Public

My commission expires: _____.

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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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: November 24, 2015

At [Signature]
Signature

Anthony D. Zolnierczyk
Print Name

Subscribed and sworn to before me this 24 of November, 2015.

[Signature]
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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

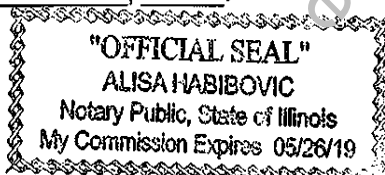
Dated: November 24, 2015

At [Signature]
Signature

Anthony D. Zolnierczyk
Print Name

Subscribed and sworn to before me this 24 of November, 2015.

[Signature]
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.

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LEGAL DESCRIPTION

Order No.: 15021790hSK

For APN/Parcel ID(s): 14-20-201-009-0000

LOT 3 IN THE RESUBDIVISION OF LOTS 12 TO 23, INCLUSIVE AND VACATED ALLEY BETWEEN LOTS 13 AND 14 IN THOMAS S. WALKER'S SUBDIVISION OF PART OF BLOCK 3 IN LAFLIN, SMITH AND DYER'S SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office