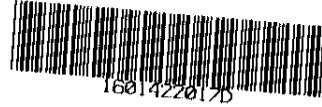


UNOFFICIAL COPY

Prepared By and After Recording
Return To:

Brian Meltzer
Meltzer, Purtill & Stelle LLC
1515 E. Woodfield Road,
Suite 250
Schaumburg, Illinois 60173



Doc#: 1601422017 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/14/2016 09:27 AM Pg: 1 of 3

Address: 1925 31 Grove Avenue, Berwyn, Illinois 60402
PIN: 16-19-323-031-0000

WARRANTY DEED

THE GRANTOR, BAM BERWYN, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid: CONVEYS AND WARRANTS to:

BAM BERWYN RESIDENTIAL, LLC, an Illinois limited liability company ("Grantee") all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lots 52, 53 and 54 in Berwyn Gardens, a subdivision of the South 1271.30 feet of the Southwest quarter of Section 19, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

SUBJECT TO: General real estate taxes for the year 2015 and subsequent years, unconfirmed special government taxes and assessments, existing leases and tenancies, covenants, conditions, restrictions of record, building lines and public and utility easements, if any, so long as they do not interfere with the grantee's use and enjoyment of the property.

Exempt under provisions of Paragraph E
Section 31-45, Property Tax Code.

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH A OF THE BERWYN CITY
CODE SEC. 888.06 AS A REAL ESTATE
TRANSACTION.
DATE 1-12-16 TELLER [Signature]

1/12/16
Date

[Signature]
Buyer Seller or Representative

CCRD REVIEWER [Signature]

UNOFFICIAL COPY

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.

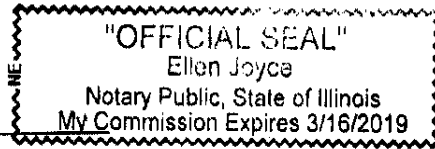
Dated: January 12, 2016

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said affiant.

this 12 day of January, 2016

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 acquired 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: January 12, 2016

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said affiant
this 12 day of January, 2016.

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