

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
Statutory (Illinois)
(Individual to LLC)



Doc#: 1612618203 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/05/2016 02:18 PM Pg: 1 of 5

ABOVE SPACE FOR RECORDER'S USE ONLY

THE GRANTOR: ADRIAN DRAGOMIR a married person, of the city of Chicago, Cook County, State of Illinois for and in consideration of Ten Dollars and 00/100s Dollars in hand paid, CONVEY(s) and WARRANTS(s) to:

Leadway Realty LLC, an Illinois limited liability company, a company created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address: 5759 N ROCKWELL AVE SUITE 2, Chicago IL 60659, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

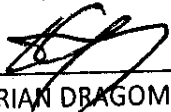
"SEE LEGAL DESCRIPTION ON REVERSE SIDE"

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Permanent Real Estate Index Number(s): 14-17-209-543-1007

Address of Real Estate: 4646 North Winthrop Avenue Unit 3A, Chicago, IL 60640

Dated this 30 day of MARCH, 2016.


Please print or type name(s) under signature(s):

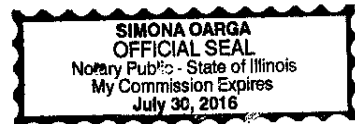
 (SEAL)
ADRIAN DRAGOMIR

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 ADRIAN DRAGOMIR, a married person, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

Given under my hand and official seal, this 30 Day of MARCH, 2016.

Commission expires 07/30/16 
Notary Public



This instrument was prepared by Persida Poenar, 4441 N Milwaukee Ave, Chicago IL 60630, and 773-561-3585.

Mail to:
LEADWAY REALTY INC
5759 N Rockwell Ave Suite 2
Chicago, IL 60659

Send Subsequent Tax Bills To:
LEADWAY REALTY INC
5759 N Rockwell Ave Suite 2
Chicago, IL 60659



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LEGAL DESCRIPTION

PARCEL 1: UNIT 3A IN THE 4646-50 WINTHROP COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 9 FEET OF LOT 3 AND LOTS 4 TO 6 IN THE SUBDIVISION OF LOTS 172 TO 180 IN WILLIAM DEERING SURRENDEN SUBDIVISION IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0607234014. AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-8, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0607234014.

THIS IS NOT HOMESTEAD PROPERTY

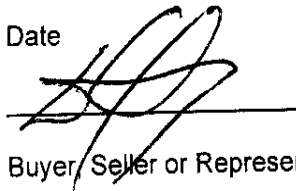
ADDRESS: 4646 North Winthrop Avenue Unit 3A, Chicago, IL, 60640

P.I.N.: 14-17-209-043-1007

EXEMPT under provisions of Paragraph e, Section 4, Real Estate Transfer Act.

03/30/2016

Date



Buyer, Seller or Representative

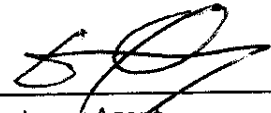
Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

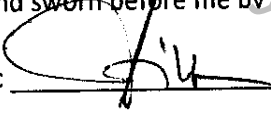
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated March 30th, 2016

Signature 
Grantor or Agent



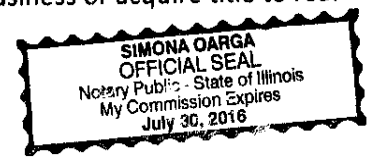
Subscribed and sworn before me by the said ADRIAN DRAGONIUR this 30th day of March 2016.

Notary Public 

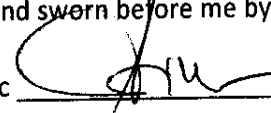
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated March 30th, 2016

Signature 
Grantor or Agent




Subscribed and sworn before me by the said ADRIAN DRAGONIUR, this 30th day of March, 2016.

Notary Public 

NOTE: Any person who knowingly submits false statement concerning the identity of a grantor shall be guilty of a Class C misdemeanor for the first offense and 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).

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		05-May-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-17-209-043-1007 | 20160501600856 | 0-443-763-008

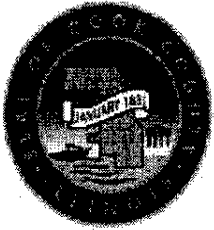
* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

05-May-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-17-209-043-1007 | 20160501600856 | 1-860-356-416