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Doc#: 1620110100 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/19/2016 02:11 PM Pg: 1 of 4

16PRW04/145PK 107 p 2
LAD.

Property of Cook County Clerk's Office

This space reserved for Recorder's use only.

After recording, return to:

Erwin Law, LLC
4043 North Ravenswood Ave.
Suite 208
Chicago, IL 60613

WARRANTY DEED

GRANTOR, 1535 N ELSTON AVE LLC, ("Grantor"), an Illinois limited liability company having an address of 1535 N. Elston Ave., Chicago, Illinois 60642, for and in consideration of ten and 00/100 dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby CONVEY and WARRANT to MATTHEW J. WILBUR as Trustee of the Matthew J. Wilbur Living Trust dated March 24, 1999 ("Grantee"), the following-described real estate (the "Real Estate") situated in Cook County, Illinois:

[See Exhibit A attached hereto and made a part hereof.]

Commonly Known As: 1535 N. Elston Ave., Chicago, IL 60642

Property Index Numbers: 17-05-104-014-0000; 17-05-104-015-0000; 17-05-104-016-0000

Together with the tenements and appurtenances thereunto belonging,

S
P
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SC
INT

REAL ESTATE TRANSFER TAX		15-Jul-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-05-104-014-0000 20160701631616 1-712-037-184		

REAL ESTATE TRANSFER TAX		15-Jul-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-05-104-014-0000 20160701631616 1-772-313-920		


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

Box
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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 8th day of July, 2016.

By: 
Matthew Wilbur, Member
1535 N Elston Ave LLC

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

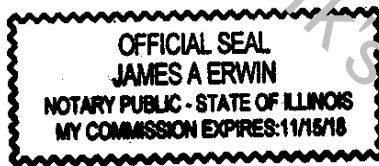
I, James A. Erwin, a Notary Public in and for the County and State aforesaid, do hereby certify that Matthew Wilbur, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of 1535 N Elston Ave LLC, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 8th day of July, 2016.


Notary Public

My Commission Expires:

Nov. 15, 2018



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EXHIBIT A

LEGAL DESCRIPTION

LOTS 19, 20, AND 21 IN DINETS SUBDIVISION OF BLOCK 32 IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PARCEL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1535 N. Elston Ave., Chicago, IL 60642

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.

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

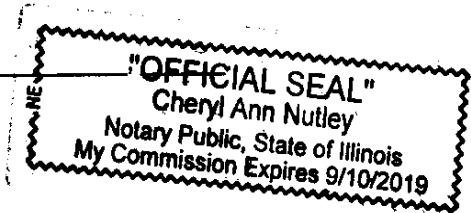
Dated: July 15, 2016

[Signature]
Signature

JAMES A. ERWIN
Print Name

Subscribed and sworn to before me this 15th of July

[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.

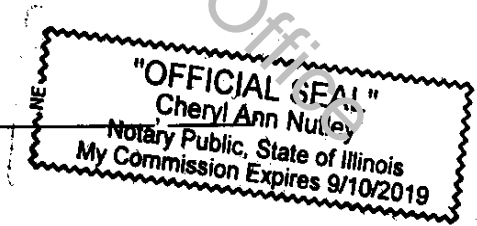
Dated: July 15, 2016

[Signature]
Signature

JAMES A. ERWIN
Print Name

Subscribed and sworn to before me this 15th of July

[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.