

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois)



Doc#: 1621444054 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/01/2016 03:01 PM Pg: 1 of 4

THE GRANTORS, Mark Kappelman and Steven Eshkenazi, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY, TRANSFER, and WARRANT to Skyline 41 Investments LLC – Series Dawson, an Illinois limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


### FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 2919 N. Dawson, Chicago, IL 60618  
P.I.N.: 13-26-218-021-0000

**SUBJECT TO:** Covenants, conditions, and restrictions of record, public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2016.



\*\*This is not a homestead property.

Dated: this 15 day of July, 2016

REAL ESTATE TRANSFER TAX		01-Aug-2016
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

13-26-218-021-0000 | 20160801639748 | 0-208-911-680

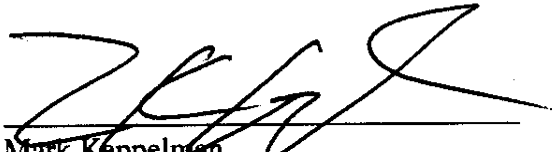
\* Total does not include any applicable penalty or interest due.

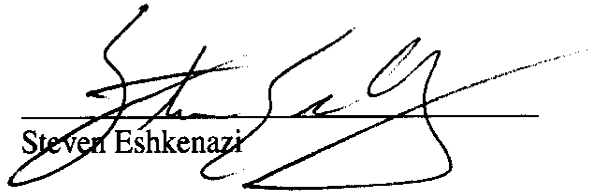
REAL ESTATE TRANSFER TAX		02-Aug-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

13-26-218-021-0000 | 20160801639748 | 0-342-991-680

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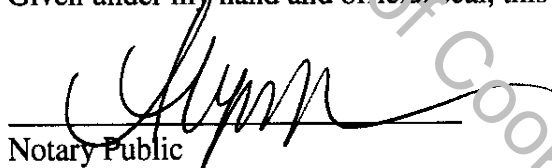
  
\_\_\_\_\_  
Mark Kappelman

  
\_\_\_\_\_  
Steven Eshkenazi

STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Mark Kappelman and Steven Eshkenazi are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed 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 official seal, this 15 day of July, 2016.

  
\_\_\_\_\_  
Notary Public



**THIS INSTRUMENT  
PREPARED BY:**

David L. Rudolph, Esq.  
Rudolph Kaplan LLC  
20 North Clark St., Suite 2500  
Chicago, IL 60602

**WHEN RECORDED  
RETURN TO:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SEND FUTURE TAX  
BILLS TO:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Notary of Cook County Clerk's Office*

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 88 IN STOREY AND ALLEN'S SUBDIVISION OF LOT 10 IN BRAND'S SUBDIVISION OF THE NORTHEAST 1/4 IN SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. #: 13-26-218-021-0000

Property Commonly Known As: 2919 N. Dawson Ave., Chicago, IL 60618

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: July 15, 2016

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Mark Kappelman  
Steven Eshkenazi

On this date of: 15 July 2016

NOTARY SIGNATURE: [Signature]

[Signature]  
GRANTOR or AGENT  
Alyssa Kesaris

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: July 15, 2016

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

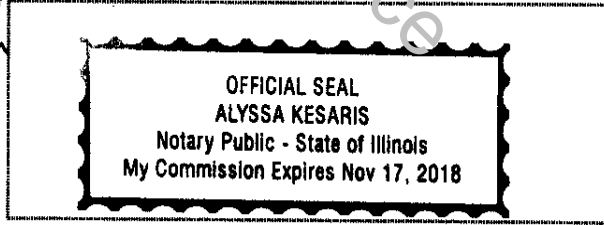
By the said (Name of Grantee): Mark Kappelman on behalf of Skyline 41 Investments LLC  
Steven Eshkenazi  
Series Dawson

On this date of: July 15, 2016

NOTARY SIGNATURE: [Signature]

[Signature]  
GRANTEE or AGENT  
Alyssa Kesaris

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 Act: (35 ILCS 200/Art. 31)**)