

# UNOFFICIAL COPY



Doc#: 1624429106 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/31/2016 04:32 PM Pg: 1 of 3

(Save for Recorder's Information)

Grantee

**ISATUS INVESTMENTS LLC**

## WARRANTY DEED

Also

Grantee

THE GRANTOR, ISATUS, INC., of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten and no/100 (\$10.00) dollars and paid, conveys(s) and warrant(s) to **SERIES 3 1650 W 57TH**, an Illinois series limited liability company, of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 25 AND 26 IN BLOCK 7 IN ASHLAND, A SUBDIVISION OF THE NORTH  $\frac{3}{4}$  AND THE NORTH 33 FEET OF THE SOUTH QUARTER OF THE EAST  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{2}$  (EXCEPT THE NORTH 167 FEET THEREOF) IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: N/A

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

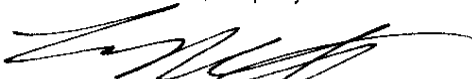
P.I.N.: 20-18-214-022-0000

Address of Real Estate: 1650 W. 57<sup>th</sup> Street, Chicago, IL 60636

Dated this 15<sup>th</sup> day of August, 2016.

**ISATUS, INC.**

Exempt under provisions of Paragraph E  
of ILCS 200/31-45, Property Tax Act.

  
Date: 8-15-16

By: Nicholas Ingram

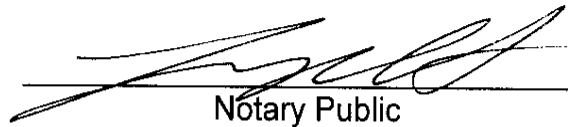
Its: President

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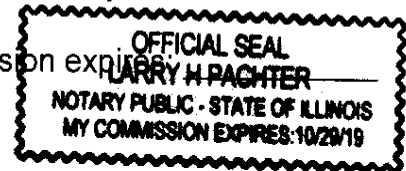
STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS

I, Larry Pachter, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **NICHOLAS INGRAM**, President of **ISATUS, INC.**, who 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 of writing as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15<sup>th</sup> day of August, 2016.

  
Notary Public

My commission expires





## DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Pachter, Gregory & Raffaldini, P.C.  
100 Village Green, Suite 200  
Lincolnshire, IL 60069  
Attn: Larry H. Pachter

## SEND SUBSEQUENT TAX BILLS TO:

Isatus Investments LLC Series 3  
1650 W 57th  
c/o Nicholas Ingram  
4344 South Ellis Ave., Ste. 306  
Chicago, Illinois 60653

REAL ESTATE TRANSFER TAX		01-Sep-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-18-214-022-0000   20160801650337   1-640-344-384		

REAL ESTATE TRANSFER TAX		01-Sep-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-18-214-022-0000   20160801650337   1-640-344-384		

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

THIS INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN  
TITLE INSURANCE CO. AS AN ACCOMMODATION ONLY.  
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION  
OR AS TO ITS EFFECT UPON TITLE

# UNOFFICIAL COPY

## 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: 08 | 15 | 2016

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: \_\_\_\_\_

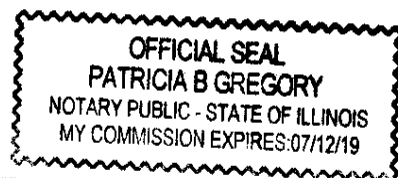
Patricia B. Gregory

By the said (Name of Grantor): ISATUS, INC.

On this date of: 08 | 15 | 2016

NOTARY SIGNATURE: \_\_\_\_\_

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: 08 | 15 | 2016

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: \_\_\_\_\_

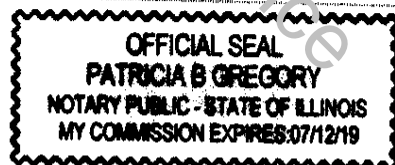
Patricia B. Gregory

By the said (Name of Grantee): ISATUS INVESTMENTS LLC SERIES 3  
1650 W 57TH

On this date of: 08 | 15 | 2016

NOTARY SIGNATURE: \_\_\_\_\_

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)**

revised on 10.6.2015