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WARRANTY DEED

POST 06720 RM.

MAIL TO:

James Teper
Patzik, Frank & Samotny Ltd
150 S. Wacker
Suite 1500
Chicago, IL 60606



1704515149

Doc# 1704515149 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/14/2017 02:02 PM PG: 1 OF 3

NAME & ADDRESS
OF TAXPAYER

2324 FULTON, LLC

2324 West Fulton

Chicago, Illinois 60612

GRANTOR, CAST-RITE STEEL CASTINGS CORPORATION, an Illinois corporation with principal offices at 111 HILLSHIRE DRIVE, BARRINGTON, ILLINOIS 60010, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS TO the GRANTEE, 2324 FULTON, LLC, an Illinois limited liability company, 2324 W FULTON STREET, CHICAGO, IL 60612 of the County of Cook, the following described real estate situated in the County of Cook, state of Illinois, to wit:

Lot 65 (except that part thereof lying Easterly of a line drawn from the South East corner of said Lot to a point on the North line of said Lot, 0.24 feet West of the North East corner thereof) and all of Lots 66, 67, 68, 69, 70, 71, 72 and 73 all in William Short's Subdivision or Block 38 in Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois

Property Address: 2135 West Carroll Street, Chicago, Illinois 60612

Permanent Tax Numbers:

- 17-07-306-003-0000
- 17-07-306-004-0000
- 17-07-306-005-0000
- 17-07-306-025-0000

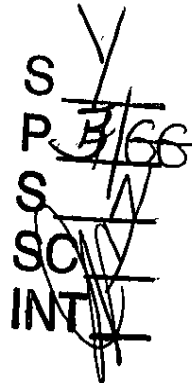
NOT HOMESTEAD PROPERTY

Subject to conditions and covenants of record, to hold in fee simple absolute forever.

IN WITNESS WHEREOF, the officers of Grantor aforesaid have hereunto set their hand and seal this 14th day of Feb, 2017

President: Robert J. Kluk
Robert Kluk

Secretary: Stephanie Kluk
Stephanie Kluk



REAL ESTATE TRANSFER TAX	10-Feb-2017
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

17-07-306-003-0000 | 20170201610657 | 0-322-708-160
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	10-Feb-2017
COUNTY:	875.25
ILLINOIS:	1,750.50
TOTAL:	2,625.75

17-07-306-003-0000 | 20170201610657 | 1-396-449-984

Chicago Title

Box 334
M

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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 Robert Kluk and Stephanie Kluk, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of Feb, 2017.

Ann Marie Saternus

Commission expires:

NOTARY PUBLIC

Prepared by: Christopher M. Saternus, Esq
102 West Emerson Street
Arlington Heights, ILL 60005



Mail to:

James Teper
Patzik, Frank & Samotny Ltd
150 S. Wacker
Suite 1500
Chicago, IL 60606

EXEMPT FROM TAXATION UNDER THE PROVISIONS
OF PARAGRAPH 4 SECTION 4 OF THE ILLINOIS REAL
ESTATE TRANSFER TAX ACT AND PARAGRAPH 4
SECTION 4 OF THE COOK COUNTY TRANSFER TAX
ORDINANCE AND THE CITY OF CHICAGO. 200.12B6

2/9/17
Date

[Signature]
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 2 7 1 20 17

SIGNATURE: [Signature]
GRANTOR or AGENT

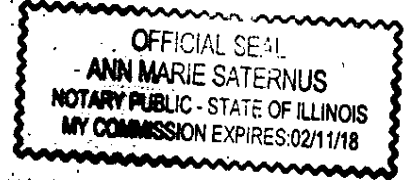
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): COST-RITE STEEL COSTINGS CORPORATION AFFIX NOTARY STAMP BELOW

On this date of: 2 7 1 20 17

NOTARY SIGNATURE: [Signature]



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 and hold title to real estate under the laws of the State of Illinois.

DATED: 2 7 1 20 17

SIGNATURE: [Signature]
GRANTEE or AGENT

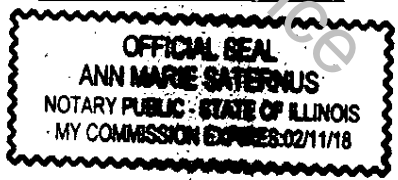
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): 2324 FULTON LLC AFFIX NOTARY STAMP BELOW

On this date of: 2 7 1 20 17

NOTARY SIGNATURE: [Signature]



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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)