


UNOFFICIAL COPY

This instrument was prepared by:
Jason A. Doran
Momkus McCluskey Roberts, LLC
1001 Warrenville Road, Suite 500
Lisle, Illinois 60532
630-434-0400

 *1705246040*
Doc# 1705246040 Fee \$42.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 02/21/2017 10:30 AM PG: 1 OF 3

After recording, return to:
Gautam S. Shirhattikar
1102 Elgin Ave.
Forest Park, Illinois 60130

Send Subsequent Tax Bills to:
Gautam S. Shirhattikar
1102 Elgin Ave.
Forest Park, Illinois 60130

WARRANTY DEED (Individual to Company)

THE GRANTOR, GAUTAM SHIRHATTIKAR, married, of 1102 Elgin Ave., Forest Park, Illinois, for the consideration of ten and 00/100 dollars (\$10.00) and other valuable consideration in hand paid, CONVEYS and WARRANTS to 1915 OAK PARK, LLC, an Illinois limited liability company with a principal office of 1102 Elgin Ave., Forest Park, Illinois, all right, title and interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 497 IN BERWYN MANOR, A SUBDIVISION OF THE SOUTH 1271.3 FEET OF THE SOUTHEAST 1/4 OF SECTION 19 TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

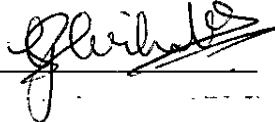
Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, and general real estate taxes not due and payable at the time of closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: 16-19-416-004-0000

Address of Real Estate: 1915 Oak Park Avenue, Berwyn, Illinois 60402

This transfer is exempt pursuant to 35 ILCS 200\31-45(e)




(signature)

Date: 2/18/17

This property is not a marital residence.

Affiants further state naught.

Dated: 2/18/17, 2017



GAUTAM SHIRHATTIKAR

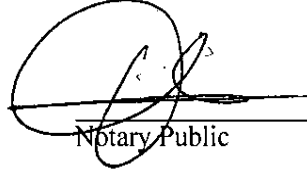
THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 5 OF THE BERWYN CITY
CODE SEC 888.06 AS A REAL ESTATE
TRANSACTION
DATE 2-21-17 TELLER db

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gautam Shirhattikar, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person producing License as identification and acknowledged that he signed, sealed and delivered the Warranty Deed for 1915 Oak Park Avenue, Berwyn, Illinois 60402, as his free and voluntary act as said trustee, 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 18 day of February, 2017.



Notary Public



Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

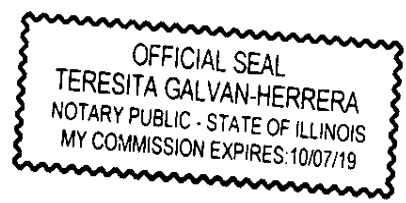
The GRANTOR or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 2/18, 2017

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the Said [Signature] this 18 day of February, 2017

Notary Public [Signature] (SEAL)



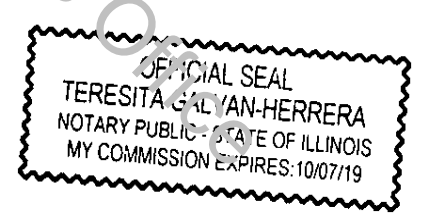
The GRANTEE or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 2/18, 2017

Signature: [Signature] *manager, 1915 Oak Park LLC*
Grantee or Agent

Subscribed and sworn to before me by the Said [Signature] this 18 day of February, 2017.

Notary Public [Signature] (SEAL)



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Re: 1915 Oak Park Avenue, Berwyn, Illinois 60402