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WARRANTY DEED

Illinois Statutory



Doc# 1705249046 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2017 09:34 AM PG: 1 OF 4

MAIL TO:

Scott Friedman, Esq.
1110 W. Lake Cook Rd. #185
Buffalo Grove, IL 60089

NAME & ADDRESS OF TAXPAYER:

JPAC Properties LLC-12746 S. Kenneth
15397 Silver Bell Rd.
Orland Park, IL 60462

THE GRANTOR(s) SASIPHAN ARROYO and JAIME ARROYO, married, of Orland Park, Illinois, for and in consideration of TEN and No/100's--(\$10.00)—DOLLARS and other good and valuable considerations in hand paid.

Conveys and Warrants to: JPAC PROPERTIES LLC- 12746 S. Kenneth Ave,
15397 Silver Bell Rd. Orland Park, IL 60462

Grantee's Address

all interest in the following described Real Estate situated in the County of: Cook in the State of Illinois to wit:

See Attached Legal

Subject to: general real estate taxes not due and payable; use or occupancy restrictions, conditions, restrictions, covenants, easements and ordinances of record. Hereby releasing and waiving all rights under the Homestead Exemption Laws of the State of Illinois.

Grantor Warrants: This Is Not Homestead Property as to Grantor or his Spouse.

Property PIN (s) 24-34-113-025-1006

Property Commonly Known As: 12746 S. Kenneth Ave. 2F Alsip, IL 60803

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DATED this 16th day of February 2017Sasiphan Arroyo
Sasiphan Arroyo

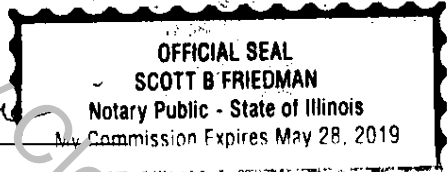
(SEAL)

Jaime Arroyo
Jaime Arroyo

(SEAL)

STATE OF ILLINOIS)
) ss
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HERBY CETIFY THAT: Jaime Arroyo and Sasiphan Arroyo, personally known to me to be the same person(s) whose name(s) is 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, including the release and waiver of the right of homestead.

Given under my hand notarial seal, this 16th day of FEBRUARY, 2017.Scott B. Friedman
Notary Public

“Exempt Pursuant to Section 200/31-45, Paragraph (E) of the Real Estate Transfer Tax Law”

2-16-17
DateJaime Arroyo
Buyer, Seller or RepresentativeNAME AND ADDRESS OF PREPARER:SCOTT B. FRIEDMAN, ESQ.
1110 W. Lake Cook Rd. #185
Buffalo Grove, IL 60089
847-850-5343

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LEGAL DESCRIPTION,

UNIT 2F TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RONNE TREE CONDOMINIUM NO. 2 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 24115920, IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 24-34-113-025-1006

PROPERTY ADDRESS: 12746 S. Kenneth Ave. 2F Alsip, Illinois, 60803

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 a 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 2-16-17

Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said party this 16th day of FEBRUARY, 2017

Notary Public [Signature]



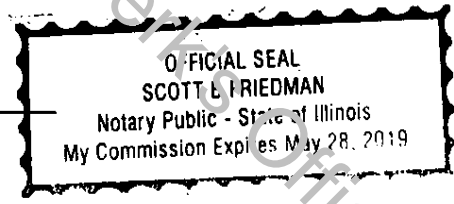
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2-16-17

Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said party this 16th day of February, 2017

Notary Public [Signature]



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 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 the Real Estate Transfer Tax Law, 35 ILCS 200/31-1 et seq.]