## **UNOFFICIAL COPY**

## PREPARED BY:

John G. Masterly, Attorney 2301 S. Western Avenue Chicago, IL 60608

### MAIL TAX BILL TO:

2301-03 S Oakley Ave. Holding LLC, an Illinois

Limited Liability Company

1616 S. Paulina Street 1818 S. Paulina St.

Chicago, IL 60608

## MAIL RECORDED DEED TO:

Salvador Lopez

180 W. Washington St.

Suite 700

Chicago, IL 60602





Doc# 1706916027 Fee \$44.00

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

AFFIDAUIT FEE: \$2.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/10/2017 10:17 AM PG: 1 OF 4

## WARRANTY DEED

Statutory (Illinois)

THE GRANTOR, Fayez N. Raidar, ur married, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to 2301-03 S. OAKLEY AVE. HOLDING LLC 1616 S. Paulina Street, Chicago, IL 60608, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

\* 1818 S. Paulina

LOTS 25 AND 26 IN THE SUBDIVISION OF THE FLORTH 1/2 OF BLOCK 4 IN LAUGHTON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOW'NS HIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 17-30-109-001-0000 and 17-30-109-002 0000

Property Address: 2301 S. Oakley Ave., Chicago, IL 60608 and 2303 S. Oakley Ave., Chicago, IL 60608

Subject, however, to Case No. 16BT04105A (as to 2303 S, Oakley Ave. only) and to the general taxes for the year of 2016-2nd Installment and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations (as to both properties).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 7th day of March , 2017 Fayez N. Raidan

STATE OF ILLINOIS

COUNTY OF COOK

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Fayez N. Raidan, unmarried, 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, as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker Dr., Ste. 2400 Chicago, IL 60606-4650 Attn: Search Department



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# UNDEFICIAL COPY day of

March

, 2017

John S. Masterly

Notary Public

My commission expires: 3/26/2017

Exempt under the provisions of paragraph \_

OFFICIAL SEAL JOHN G. MASTERLY Notary Public - State of Illinois My Commission Expires 3/26/2019

2301-03 S. Oakley Ave. Holding LLC

1/---

Fayez N. Kaldan

REAL ESTATE TRANSFER	AX 10-Mar-2017		
	COUNTY:	0.00	
	II LINOIS:	0.00	
	TOTA'2:	0.00	
17-30-109-001-0000	20170301621 12	1-065-740-992	

·	1		+ - /	· .
17-30-109-001-0000 Total does not include	CHICAGO: CTA: TOTAL:	10-Mar-2017 0.00 2,700.00 2,700.00 - 2-089-241-280 y or interest due.	Clark	Ś
				Office

1706916027 Page: 3 of 4

Given under my hand and notarial seal, this

7th

day of

March

, 2017

Notary Public

My commission expires: 3/26/2019

Exempt under the provisions of paragraph

2300 W 23rd Street Holding, LLC

JOHN G. MASTERLY Notary Public - State of Illinois My Commission Expires 3/26/2019

OFFICIAL SEAL

Fayez N. Paidan

3/1 Or Coot County Clark's Office

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## **UNOFFICIAL COPY**

## 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 <u>GRANTOR</u> or her/his agent, affirms that, to the best of her/his knowledge, the name of the <u>GRANTEE</u> 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: 3 1/0 1,20 17 SIGNATURE: June Housey  GRANTOR OF AGENT
AND ALONG THE CONTROL OF THE CONTROL
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:  SHAROW T. GLAVIM
By the said (Name of Grantor): AN 22 N. Kajdan AFFIX NOTARY STAMP BELOW
On this date of:  OFFICIAL SEAL SHARON T GLAVIN NOTARY SIGNATURE  NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/01/20
WIT COMMISSION EXPIRES: 1000 11/20
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: 3 10 1,20 17 SIGNATURE: GRANTEE OF AGENT
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the G. LANTEE signature.
Subscribed and sworn to before me, Name of Notary Public: SHARON T. G. LAVIN
By the said (Name of Grantee): 2301-03 S.OAK Lev Ave Hold AFFIX NOTARY STAND BELOW
On this date of: 3 (0 , 20 )  OFFICIAL SEAL SHARON T GLAVIN NOTARY SIGNATURE: NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/01/20

## 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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

rev. on 10,17,2016