

UNOFFICIAL COPY

This Warranty Deed made, and executed this _____, 20____ by Gerald T. Christensen AKA Jerry T. Christensen, a divorced person, hereinafter called the grantor, to JCF18WSO, LLC 902 Ridge Square 300, residing at 14 Evergreen St. Elk Grove Village, IL 60007, hereinafter called the grantee.

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00, receipt whereof is hereby acknowledges, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Cook County, Illinois, viz:

UNIT 904-310 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM FOR 902 RIDGE SQUARE AT THE TERRACE OF ELK GROVE VILLAGE RECORDED AS DOCUMENT NUMBER 067531102, IN SECTION 33, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Grantor(s) hereby warrant that property herein described is not now nor has it ever been homestead property nor contiguous thereto.

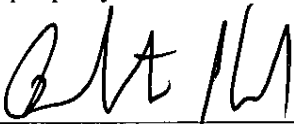
Together with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and To Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons whomsoever; and that said land is free from all encumbrances, except, taxes accruing subsequent to December 31, 2005, easements, restrictions, and reservations of record.

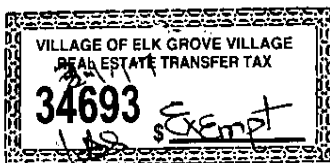
Property Address: 902 Ridge Square Unit 300, Elk Grove Village, Illinois 60007
PIN: 08-33-101-065-1037

This property transfer exempt in accordance with the provisions of 35/ILCS 200/31-45 (e).



Robert Mondo, Esq.
Attorney for Grantor

2/29/12
Date



1712329136D

Doc# 1712329136 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2017 04:56 PM PG: 1 OF 3

S YB
P SGG
S PO
M PO
SC KS
E KS
INT KS

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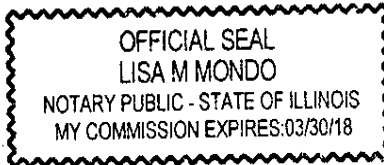
In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

Witness:

[Signature]
Witness #1

[Signature]
Gerald T. Christensen, Grantor

State of Illinois)
) ss.
County of Cook)



On this date 2/21, 20 17, personally appeared before me, a notary public, Gerald T. Christensen, personally known by me or who has satisfactorily proved to me to be the signer of the above instrument, and acknowledged that he/she executed the same.

3/30/18
My commission expires

[Signature]
Notary Public

Send Future Tax Bills to:
JCF18WSO, LLC
14 Evergreen St.
Elk Grove Village, IL 60007

Document Prepared by:
Robert Mondo, Esq.
P.O. Box 72668
Roselle, IL 60172
630-215-3676

Send Filed Deed To:
Robert Mondo
P.O. Box 72668
Roselle, IL 60172

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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 assignment of beneficial interest in land trust is either a. natural person, and 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 2/24, 2017 Signature: [Signature]
Grantor

Subscribed and sworn to before me by the said Gerald T. Christensen

this 24 day of 2, 2017.



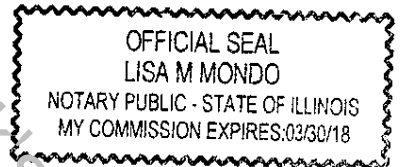
NOTARY PUBLIC [Signature]

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 foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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.

Date 2/24, 20 17 Signature: [Signature]
Grantee

Subscribed and sworn to before me by the said Gerald T. Christensen

this 24 day of 2, 20 17



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Tax Act.)