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Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**



1712445022

Doc# 1712445022 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/04/2017 09:54 AM PG: 1 OF 3

THE GRANTORS, John Mattson, a single man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, JVM Properties, LLC an Illinois limited liability company, whose principal place of business is located in Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 11 FEET OF LOT 8 AND THE NORTH 18 FEET OF LOT 9 IN BLOCK 12 IN MASON'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST ¼ (EXCEPT RAILROAD) IN SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; general real estate taxes not yet due and payable.

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

Permanent Real Estate Index Number: 13-23-121-005-0000
Address of Real Estate: 3739 N. Ridgeway Ave., Chicago, IL 60618

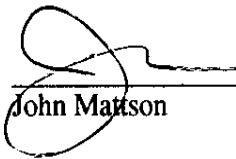
This transfer is exempt under Paragraph E of the Property Tax Code, 35 ILCS 200/31-45(e).

[SIGNATURES ON FOLLOWING PAGE]

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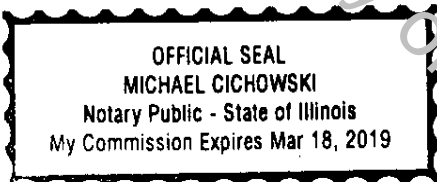
Dated this 1 day of MAY, 2017

 (SEAL)
John Mattson

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John Mattson, personally known to me to be the same person whose names 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1st day of May, 2017




 (Notary Public)
Michael Cichowski

Prepared By: Thompson & Thompson
19 S. LaSalle St., Suite 302
Chicago, IL 60603



Mail To & Name & Address of Taxpayer:

John Mattson
245 W. Scott
Chicago, IL 60610

REAL ESTATE TRANSFER TAX		04-May-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-23-121-005-0000 | 20170501649524 | 1-918-075-328

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		04-May-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-23-121-005-0000 | 20170501649524 | 2-133-995-200

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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 MAY 1, 2017

Signature: _____

Grantor or Agent



Subscribed and sworn to before me
By the said John Mattson
This 1 day of May, 2017
Notary Public Michael Cichowski

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

Date MAY 1, 2017

Signature: _____

Grantee or Agent



Subscribed and sworn to before me
By the said JVM Properties
This 1 day of May, 2017
Notary Public Michael Cichowski

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