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Doc# 1712929007 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/09/2017 09:49 AM PG: 1 OF 4

WARRANTY DEED

THE GRANTOR(S) ^{VM.} James Dravenack and Grace Johanna Dravenack, ^{formerly known as Johanna Yanet} husband and wife, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to JMGD LLC – Series 4239, an Illinois Series Limited Liability Company, with a principal address of 440 N. McClurg Ct. Unit #1204, Chicago, Illinois 60611, all right, title and interest in and to the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 13-16-408-013-0000

Property Address: 4239 N. Leclaire Ave., Chicago, IL 60641

TO HAVE AND TO HOLD said premises forever, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated this 11th day of April 2017

James Dravenack

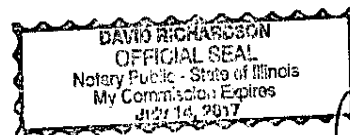
Grace Johanna Dravenack
^{formerly known as Johanna Yanet}

STATE OF ILLINOIS,
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Dravenack and Grace Johanna Dravenack, ^{formerly known as Johanna Yanet} personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated this 11th day of April 2017

(Notary Public)



Quit Claim Deed – Individual

CCRD REVIEW

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Prepared by:

David Richardson
Nery & Richardson LLC
4258 West 63rd Street
Chicago, IL 60629

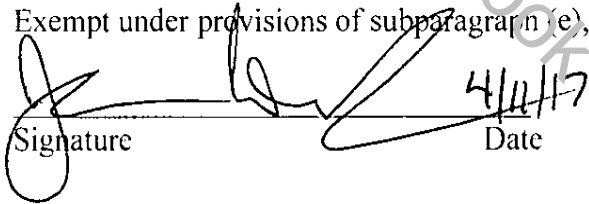
Mail To:


JMGD LLC - Series 4239
PO Box 10126
Chicago, IL 60610

Name and Address of Taxpayer:



JMGD LLC - Series 4239
PO Box 10126
Chicago, IL 60610

Exempt under provisions of subparagraph (e), Illinois real estate transfer tax law.


Signature Date 4/11/17

| REAL ESTATE TRANSFER TAX | | 09-May-2017 |
|---|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

13-16-408-013-0000 | 20170501650321 | 1-154-798-016
* Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | | 09-May-2017 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |

13-16-408-013-0000 | 20170501650321 | 1-159-641-920

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Legal Description

LOT 25 IN BLOCK 3 IN HENRY SCHRODER'S SUBDIVISION OF THE NORTH 1/2 OF LOT 10 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT PARTS DESIGNATED FOR STREETS.

PIN: 13-16-408-013-0000

Commonly known as 4239-41 N. LeClaire Ave., Chicago, IL 60641

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

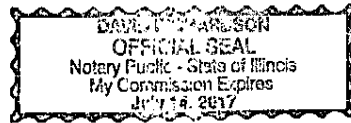
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STATEMENT BY GRANTOR AND GRANTEE

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 April 11, 2017 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said Grantor Johanna Drowenack
this 11th day of April,
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 April 11, 2017 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said Janey Drowenack
This 11th day of April,
2017.



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.)