

# UNOFFICIAL COPY

## CORPORATE WARRANTY

### DEED

Statutory (Illinois)  
(Corporation to Individual)

Caution: Consult a lawyer before using or acting under this form. Neither the publisher nor the Seller of this form makes any warranty with respect thereto, including any warranty or merchantability or fitness for a particular purpose.

CH16035218 2 of 6



\*1716434086\*

Doc# 1716434086 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/13/2017 02:37 PM PG: 1 OF 5

### FIDELITY NATIONAL TITLE

The Grantor(s), RIDGELAND CROSSING DEVELOPMENT, LLC, an Illinois Limited Liability Company, of 3403 S. Ridgeland Avenue, Berwyn, IL 60402, for and in consideration of the sum of Ten and 00/100s-----(\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to A PLUS RENTAL MANAGEMENT, LLC, of \_\_\_\_\_

the following described Real Estate situated in the County of Cook, in the state of Illinois, to wit: (See Attached for Legal Description)

Subject to: See attached Legal Description.

Permanent Real Estate Index Numbers:

- 16-32-130-072-1025
- 16-32-130-072-1026
- 16-32-130-072-1027
- 16-32-130-072-1028

Address of Real Estate: 3431 (Units 3-101, 3-102, 3-103, and 3-104) South Ridgeland Avenue, Berwyn, IL 60402

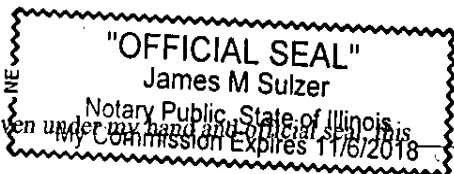
Dated this 5<sup>th</sup> day of May, 2017.

Andrzej Koleda  
Andrzej Koleda, Manager

Stanley Rafalo  
Stanley Rafalo, Manager

State of IL, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrzej Koleda and Stanley Rafalo, Managers of RIDGELAND CROSSING DEVELOPMENT, LLC, 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.



Given under my hand and official seal this 5<sup>th</sup> day of May, 2017.

Commission expires: \_\_\_\_\_

James M Sulzer  
NOTARY PUBLIC

This instrument was prepared by Toral Patel, Sulzer & Shopiro, Ltd., 20 N. Wacker Dr., Suite 2250, Chicago, IL 60606

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## LEGAL DESCRIPTION

Of premises commonly known as: 3431 (Units 101, 102, 103, and 104) South Ridgeland Avenue, Berwyn, IL 60402



See Attached Exhibit A.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISION OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, RESERVATIONS, ZONING ORDINANCES, IF ANY, AND GENERAL TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE AND THOSE ITEMS MENTIONED IN THE CONTRACT.

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
44, SECTION 31-45, REAL ESTATE  
TRANSFER TAX ACT.  
DATE 5/17/17 BUYER, SELLER, OR REPRESENTATIVE

REAL ESTATE TRANSFER TAX		23-May-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-32-130-072-1025 | 20170501657236 | 1-009-103-296

MAIL TO:  
Agnes Pogorzelski  
7443 W. Irving St Rd.  
Suite 1W  
Chicago, IL 60634

SEND SUBSEQUENT TAX BILLS TO:  
A Plus Rental Management, LLC  
709 Glenshire Rd.  
Glenview, IL 60025

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## EXHIBIT 'A'

### PARCEL 1: SEE PREVIOUS DEED

THE NORTH 24.64 FEET OF LOT 39 AND ALL OF LOTS 40 TO 49, BOTH INCLUSIVE, IN BLOCK 16 IN WHITE AND COLEMAN'S LAVERGNE SUBDIVISION, BEING A SUBDIVISION OF BLOCKS 13 TO 28, BOTH INCLUSIVE, IN CHEVIOT'S FIRST DIVISION IN THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

UNIT 3-101, 3-102, 3-103 AND 3-104 IN RIDGELAND CROSSING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARTS OF LOTS 31 THROUGH 49, BOTH INCLUSIVE, TAKEN AS A SINGLE TRACT OF LAND, IN BLOCK 16 IN WHITE AND COLEMAN'S LAVERGNE SUBDIVISION OF LOTS 13 TO 28 IN CHEVIOT'S FIRST DIVISION IN THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 14, 2006 AS DOCUMENT NUMBER 0604534002, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Proposed by Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTOR OR AGENT:**

*[Handwritten Signature]*  
Signature  
James M. Sobiech  
Print Name

Subscribed and sworn to before me this 10 of May, 2017

\_\_\_\_\_  
Notary Public



The grantee or their 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 and hold title to real estate under the laws of the State of Illinois.

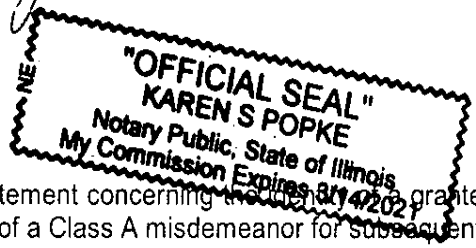
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTEE OR AGENT:**

*[Handwritten Signature]*  
Signature  
James M. Sobiech  
Print Name

Subscribed and sworn to before me this 10 of May, 2017

\_\_\_\_\_  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the name of the 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.]

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## STATEMENT BY GRANTOR AND GRANTEE

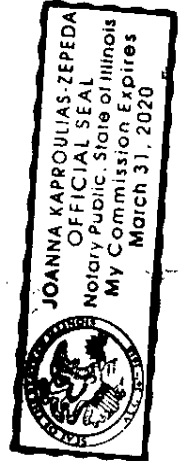
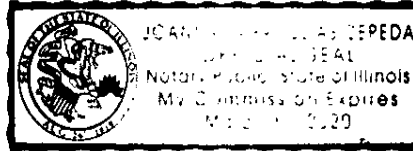
The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTOR OR AGENT:**

Heather Ann Huboy  
Signature

Lealani Ubay  
Print Name



Subscribed and sworn to before me this 30<sup>th</sup> of MAY, 2017.

Joanna Kaproulias-Zepeda  
Notary Public

The grantee or their 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTEE OR AGENT:**

Heather Ann Huboy  
Signature

Lealani Ubay  
Print Name



Subscribed and sworn to before me this 30<sup>th</sup> of MAY, 2017.

Joanna Kaproulias-Zepeda  
Notary Public

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.]