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Doc# 1718034093 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/29/2017 02:09 PM PG: 1 OF 3

SPECIAL WARRANTY DEED

Property of Cook County Clerk's Office

(The space above for Recorder's use only)

THE GRANTOR, Z FINANCIAL ILLINOIS G PROPERTIES, LLC, 100 Tanglewood Dr., of the City of Freeport, in the County of Cook and State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS only his ownership of subject property to **Derrick Riley**, whose current address is 108 W. 117th St., Chicago in the County of Cook and State of Illinois, the following described real estate, to-wit:

LOT 17 AND 18 IN BLOCK 5 IN WALTER FIELD'S ADDITION TO PULLMAN BEING A SUBDIVISION OF BLOCKS 3, 4, 5 AND 6 IN ALLEN'S SUBDIVISION OF THE WEST 49 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS..PIN #: 25-21-413-014-0000
Property Address: 108 W. 117th St. Chicago, IL 60628

Hereby releasing and waiving all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the State of Illinois.

Subject to: Covenants, conditions, and restrictions of record; public and utility easement, acts done by or suffered through buyer; and general real estate taxes for 2015 and subsequent years.

Dated this 1st day of November 2016

Keith Moll as
Grantor
manager of Z Financial Illinois G Properties LLC

REAL ESTATE TRANSFER TAX	29-Jun-2017
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00*



REAL ESTATE TRANSFER TAX	29-Jun-2017
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



25-21-413-014-0000 | 20170601682292 | 1-395-939-776

25-21-413-014-0000 | 20170601682292 | 1-354-521-024

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

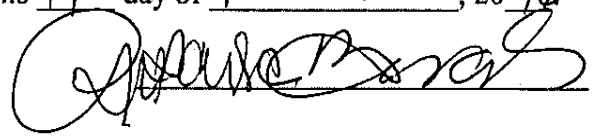
JA

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STATE OF ILLINOIS)
)
) SS.
COOK COUNTY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DOES HEREBY CERTIFY THAT Keith Moll personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

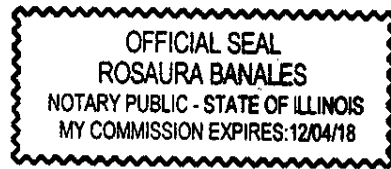
Given under my hand and Notarial Seal this 11th day of November, 2016



Notary Public.

Please send Future Taxes and this document to:

Derrick Riley
108 W. 117th St.
Chicago, IL 60628



This Instrument was prepared by:

Keith Moll
Z Financial
2 N. LaSalle St. Suite 1630
Chicago, IL. 60602.

AFFIX TRANSFER TAX STAMP
OR

"Exempt under provisions of Paragraph E "
Section 4, Real Estate Transfer Tax Act.

11/01/16 J. Carter
Date Buyer, Seller or Representative

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, 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 another 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: Nov 11 2016

SIGNATURE: [Signature]
GRANTOR or AGENT

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:

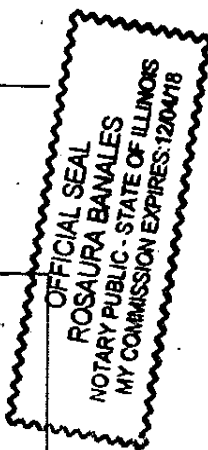
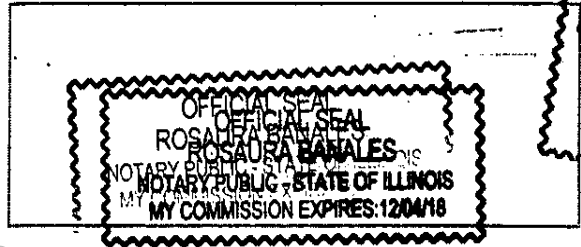
ROSAURA BANALES

By the said (Name of Grantor): KEITH MOLL

On this date of: Nov 11 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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

DATED: Nov 11 2016

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

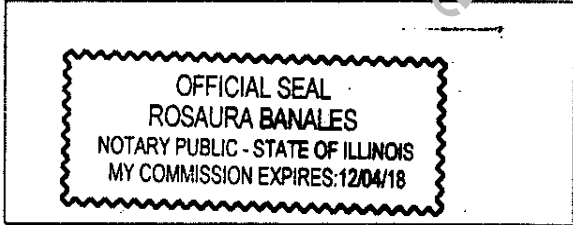
ROSAURA BANALES

By the said (Name of Grantee): T. J. Carter

On this date of: Nov 11 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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 DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)