

UNOFFICIAL COPY



Doc# 1722245069 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/10/2017 12:41 PM PG: 1 OF 5

Commitment Number: 17340280

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:

Boston National Title LLC
129 W Trade Street, 9th Floor
Charlotte NC, 28202

Mail Tax Statements To: M&M Baltimore LLC: 6109 Juniper Ave., Gary, IN 46403

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
21-31-427-021-0000

GENERAL WARRANTY DEED

Exempt: Section 35 ILCS 200/31-45(e): consideration less than \$100

M & M Homes, Inc., hereinafter grantor, whose tax-mailing address is 6109 Juniper Ave., Gary, IN, 46403, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to M&M Baltimore LLC, hereinafter grantee, whose tax mailing address is 6109 Juniper Ave., Gary, IN 46403, the following real property:

The following described real estate situated in the County of Cook, in the State of Illinois to wit: LOT 3 (EXCEPT THE NORTH 10 FEET) AND LOT 4 (EXCEPT THE SOUTH 4 FEET) IN BLOCK 34 IN CIRCUIT COURT PARTITION OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT LANDS BELONGING TO THE SOUTH CHICAGO RAILROAD COMPANY), IN COOK COUNTY, ILLINOIS.

Tax Id: 21-31-427-021-0000

Being that parcel of land conveyed to M & M Homes, Inc. from Gary W. Pitsenbarger and Thomas M. Jones, Jr. by that deed dated 3/10/2016 and recorded 3/16/2016 in deed

REAL ESTATE TRANSFER TAX

10-Aug-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX

10-Aug-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

21-31-427-021-0000 | 20170801603918 | 0-858-783-168

21-31-427-021-0000 | 20170801603918 | 0-815-590-848

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

REVIEW *[Signature]*

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Instrument No. 1607646120, of the Cook County, IL public registry.

Being that parcel of land conveyed to Thomas M. Jones, Jr and Gary W. Pitsenbarger, as tenants in common from John Mrozinski Independent Executor of the Estate of Edward Mrozinski, Deceased by that deed dated 1/18/2002 and recorded 2/5/2002 in deed Instrument No. 20020145354, of the Cook County, IL public registry.

Property Address is: 8610 S BALTIMORE AVE., CHICAGO, IL 60617

Prior instrument reference: **1607646120**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

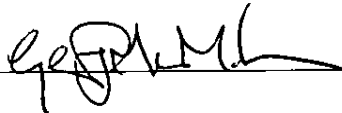
Property of Cook County Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on July 6, 2017:

M & M Homes, Inc.


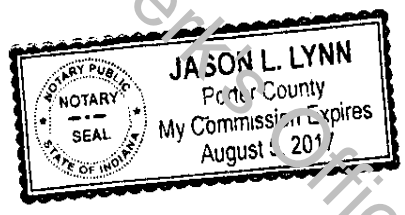
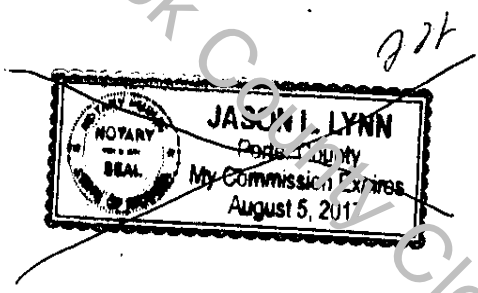
By: **George P. McMahon**



Its: **President**

STATE OF IN
COUNTY OF Lake

The foregoing instrument was acknowledged before me on July 6, 2017 by George P. McMahon its President on behalf of **M & M Homes, Inc.** who is personally known to me or has produced JAD.L. as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 7-6-17

[Signature]
Buyer, Seller or Representative

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

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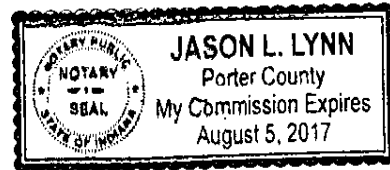
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or 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 July 6, 2017

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said George P. McMahon
this 6 day of July,
2017.



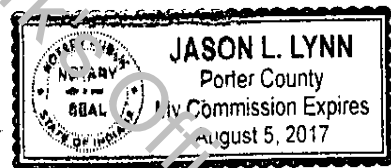
NOTARY PUBLIC [Signature]

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 July 6, 2017

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said George P. McMahon
This 6 day of July,
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.)