

# UNOFFICIAL COPY

## WARRANTY DEED



Doc# 1726234061 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/19/2017 02:00 PM PG: 1 OF 3

## THE GRANTORS

(The space above for Recorder's use only)

**James R. Mason, Jr. and Margaret A. Mason.**, as husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEY** and **WARRANT** to **Midtown LLC Series 3125 C**, an Illinois limited liability company, 1833 N. Milwaukee, Chicago, IL 60647 the following described Real Estate situated in Cook County, Illinois, commonly known as 3125 W. Cermak Ave., Chicago, IL, 60625 legally described as:

**Lot 161, in Dr. William Pepper's Douglas Park Addition to Chicago, in Section 25, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.**

Exempt under the provisions of paragraph e, Section 4, Real Estate Transfer Tax Act.



Donald R. Crowe, City - 9-11-17


Permanent Index Number (PIN): 16-25-101-001-0000

Address of Real Estate: 3125 W. Cermak Ave., Chicago, IL 60623

The Grantors hereby release and waive 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 assessments; unconfirmed special governmental taxes or assessments for improvements not yet completed; leases, and general real estate taxes for 2015 and subsequent years;

| REAL ESTATE TRANSFER TAX  |   | 18-Sep-2017    |
|---|---|----------------|
|  |  | COUNTY: 0.00   |
|   |   | ILLINOIS: 0.00 |
|   |   | TOTAL: 0.00    |
| 16-25-101-001-0000   20170801614245   0-401-844-160                                 |   |                |

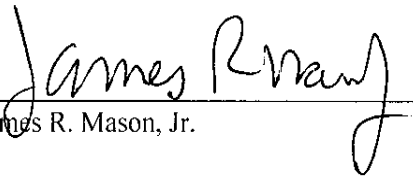

| REAL ESTATE TRANSFER TAX  |  | 18-Sep-2017   |
|---|--|---------------|
|  |  | CHICAGO: 0.00 |
|   |  | CTA: 0.00     |
|   |  | TOTAL: 0.00   |
| 16-25-101-001-0000   20170801614245   0-133-408-704                                 |  |               |

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

CCRD REVIEW

# UNOFFICIAL COPY

Dated this 11<sup>th</sup> day of April, 2017.


 (SEAL)  (SEAL)  
 James R. Mason, Jr. Margaret A. Mason.

STATE OF ILLINOIS )  
 )ss.  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James R. Mason, Jr. and Margaret A. Mason., his wife, personally known to me to be the same persons whose names subscribed in 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 11<sup>th</sup> day of April, 2017.



  
 NOTARY PUBLIC  
 Commission expires 4-28-2020

This instrument was prepared by: Donald R. Crowe, Mahoney Crowe Goldrick & Cannon, P.C., 77 West Washington Street, Suite 1515, Chicago, IL 60602

**MAIL TO:**  
 James R. Mason, Jr.  
 1833 N. Milwaukee Ave.  
 Chicago, IL 60647

**SEND SUBSEQUENT TAX BILLS TO:**  
 James R. Mason, Jr.  
 1833 N. Milwaukee Ave.  
 Chicago, IL 60647

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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: 9 | 14 | 2017

SIGNATURE: Thomas A Goldrick atty  
GRANTOR or AGENT

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

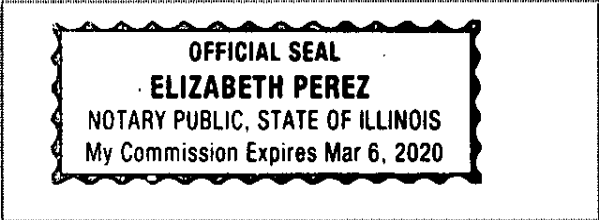
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): THOMAS A. GOLDRICK

On this date of: 9 | 14 | 2017

NOTARY SIGNATURE: Elizabeth Perez

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: 9 | 14 | 2017

SIGNATURE: Thomas A Goldrick atty  
GRANTEE or AGENT

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

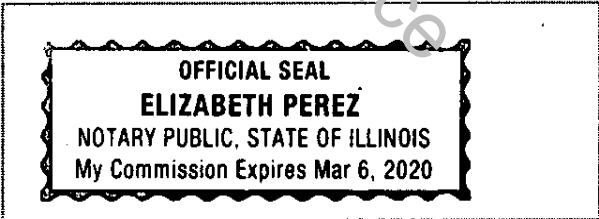
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): THOMAS A. GOLDRICK

On this date of: 9 | 14 | 2017

NOTARY SIGNATURE: Elizabeth Perez

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)**)