



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

UNOFFICIAL COPY



1728613011D

Doc# 1728613011 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/13/2017 10:28 AM PG: 1 OF 3

THE GRANTOR, John Mattson, a single man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE 3727 N. Monticello, LLC, an Illinois limited liability company, having a principal place of business in Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE SOUTH 16 FEET OF LOT 13 AND THE NORTH 17 FEET OF LOT 14 IN BLOCK 10 IN MASON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD) IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; and general real estate taxes not yet due and payable. .

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 13-23-123-011-0000
Address of Real Estate: 3727 N. Monticello Ave., Chicago, IL 60618

This transfer is exempt under Paragraph (e) of the Property Tax Code, 35 ILCS 200/31-45(e).

[signature on following page]

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Dated this 8TH day of SEPTEMBER, 2017

REAL ESTATE TRANSFER TAX 13-Oct-2017



John Mattson



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

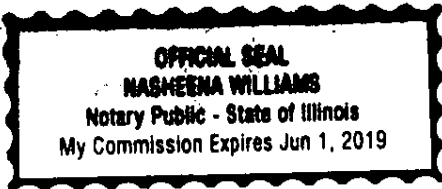
13-23-123-011-0000 | 20171001637917 | 0-175-388-608

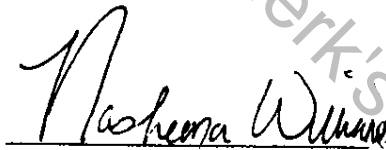
* Total does not include any applicable penalty or interest due.

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John Mattson, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 08 day of September, 2017





Nabheena Williams (Notary Public)

Prepared By: Thompson & Thompson
19 S. LaSalle Street, Suite 302
Chicago, IL 60603

Mail To & Taxpayer:
3727 N. Monticello, LLC
245 W. Scott, Unit 3
Chicago, IL 60610

REAL ESTATE TRANSFER TAX 13-Oct-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-23-123-011-0000 | 20171001637917 | 1-159-065-536

UNOFFICIAL COPY

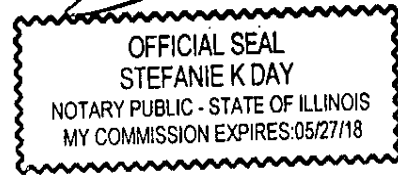
STATEMENT BY GRANTOR AND GRANTEE

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 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 9-8-17

Signature _____
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Agent
THIS 8th DAY OF September,
2017.



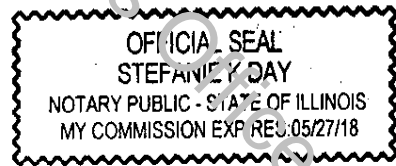
NOTARY PUBLIC Stephanie K. Day

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 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.

Dated 9-8-17

Signature _____
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Agent
THIS 8th DAY OF September,
2017.



NOTARY PUBLIC Stephanie K. Day

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.]