

# UNOFFICIAL COPY

(5)



## DEED TO LIMITED LIABILITY COMPANY

Doc# 1729313069 Fee \$44.00

Name & address of Grantee  
(& send future tax bills to):  
5217 Magnolia LLC  
5544 N Ashland Ave  
Chicago, IL 60640-1130

RHSP FEE: \$9.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 10/20/2017 03:26 PM PG: 1 OF 4

This deed was prepared by  
(& mail recorded deed to):  
Matlin Law Group, P.C.  
Attorneys & Counselors at Law  
500 Skokie Blvd, Suite 100  
Northbrook, IL 60062

(The space above for Recorder's use only.)

The Grantors, MICHAEL G. HERZOG and MARIANNE HERZOG, in joint tenancy, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, convey and quitclaim to Grantee, 5217 MAGNOLIA LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, having its principal place of business at 5217 N. Magnolia, Chicago, Illinois 60640, the following described real estate:

### SEE ATTACHED LEGAL DESCRIPTION

Street address: 5217 N. Magnolia, Chicago, Illinois 60640  
Real estate index number: 14-08-128-013-0000

REAL ESTATE TRANSFER TAX		23-Oct-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-08-128-013-0000   20171001641579   0-946-995-136		

SUBJECT TO: (1) real estate taxes for the year 2016 and subsequent years; (2) covenants, conditions, and restrictions apparent or of record; and (3) all applicable zoning laws and ordinances.

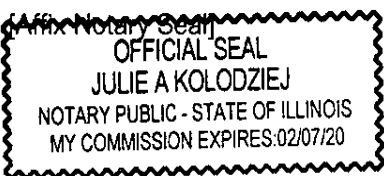
DATED this 22<sup>nd</sup> day of Aug, 2017.

MICHAEL G. HERZOG

State of Illinois ) ss.  
County of Cook )

I, the undersigned, am a notary public in and for the county and state above. I certify that MICHAEL G. HERZOG, being known to me to be the same person whose name is subscribed to the above instrument and who proved to my satisfaction that he is the person described in and who executed the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the instrument, as his free and voluntary act, for the uses and purposes stated above.

Given under my hand and notarial seal this 22<sup>nd</sup> day of August, 2017.



Notary Public

# UNOFFICIAL COPY

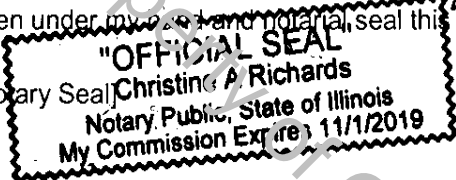
DATED this 25 day of Aug, 2017.

Marianne Herzog  
MARIANNE HERZOG

State of Illinois ) ss.  
County of Cook )

I, the undersigned, am a notary public in and for the county and state above. I certify that MARIANNE HERZOG, being known to me to be the same person whose name is subscribed to the above instrument and who proved to my satisfaction that she is the person described in and who executed the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the instrument, as her free and voluntary act, for the uses and purposes stated above.


Given under my ~~notary~~ and notarial seal this 25<sup>th</sup> day of August, 2017.

[Affix Notary Seal]  Christina A. Richards  
Notary Public

Exempted under real estate Transfer Tax Act Section 4, paragraph E and Cook County Ordinance 95104, paragraph E.

[Signature] Aug 5, 2017  
Attorney

This deed was prepared without benefit of title examination. No warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the property that is described in this deed.

REAL ESTATE TRANSFER TAX		23-Oct-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-08-128-013-0000 | 20171001641579 | 1-615-265-824

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

Initials: MGH - MH  
MGH MH

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## LEGAL DESCRIPTION

LOT 31 AND THE SOUTH 12 1/2 FEET OF LOT 32 IN BLOCK 16 IN COCHRAN'S THIRD ADDITION TO EDGEWATER, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as: 5217 N. Magnolia, Chicago, Illinois 60640  
PIN Information: 14-08-128-013-0000

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 title to real estate under the laws of the State of Illinois.

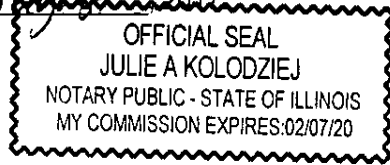
Dated August 22, 2017

Signature: Michael Hepp  
Grantor or Agent

State of Illinois ) ss.  
County of Cook )

Subscribed and sworn to before me this 22<sup>nd</sup> day of August, 2017

Notary Public [Signature]



The grantee or his/her 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 title to real estate under the laws of the State of Illinois.

Dated August 22, 2017

Signature: Michael Hepp  
Grantee or Agent

State of Illinois ) ss.  
County of Cook )

Subscribed and sworn to before me this 22<sup>nd</sup> day of August, 2017

Notary Public [Signature]

