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WARRANTY DEED
ILLINOIS STATUTORY
Entity to Entity



Doc# 1802534019 Fee \$42.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 01/25/2018 09:51 AM PG: 1 OF 3

THE GRANTOR(S) **Mashka, LLC**, a limited liability company, formed and existing under the laws of the State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **Bettystown, LLC**, a limited liability company formed and existing under the laws of the State of Illinois, with its principal place of business located at ~~35 Greenwich Ave., Apt. 12B~~, New York, NY 10014, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: **600 WASHINGTON ST, 405**

LOT NUMBERED 394 IN WOODGATE GREEN UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 17 AND PART OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED OCTOBER 13, 1972 AS DOCUMENT NO. 22083590 IN COOK COUNTY, ILLINOIS.


SUBJECT TO: Covenants, conditions and restrictions of record, Building lines, Private, public and utility easements and roads and highways, General taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements.

THIS IS NOT HOMESTEAD PROPERTY.
TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 31-17-207-002-0000
Address(es) of Real Estate: 100 Oriole, Matteson, IL 60443

Dated this 14TH day of DECEMBER 2017

Mashka, LLC, an Illinois limited liability company

X 
By: Ronan Donnelly, member

Exempt under provisions of Section 31-45, Paragraph (e), Real Estate Transfer Tax Act (35 ILCS 200/31, et. seq.)

X 
Seller: Ronan Donnelly Date: 12/14/ 2017

Bm

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STATE OF NEW YORK, COUNTY OF New York ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Ronan Donnelly**, personally known to me to be the same person(s) whose name(s) are subscribed to 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 14th day of December 2017



[Signature]
(Notary Public)

Prepared by:
Richard A. Duffin
Duffin & Dore, LLC
1900 Ravinia Place
Orland Park, IL 60462

Mail To:
Bettystown, LLC
~~33 Greenwich Ave., Apt. 12B~~ 600 Washington St, 405
New York, NY 10014

Name and Address of Taxpayer:
Bettystown, LLC
~~33 Greenwich Ave., Apt. 12B~~ 600 Washington St, 405
New York, NY 10014

Office of Cook County Clerk's Office

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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: 12 | 14 | 2017

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:

By the said (Name of Grantor): Richard Duffin

On this date of: 12 | 14 | 2017

NOTARY 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: 12 | 14 | 2017

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:

By the said (Name of Grantee): Richard Duffin

On this date of: 12 | 14 | 2017

NOTARY 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)**)