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WARRANTY DEED Statutory (Illinois)



Doc# 1802613054 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/26/2018 01:33 PM PG: 1 OF 3

The Grantor(s), **THOMAS MAGUIRE**, a single person, of 1000 S. Clark, Unit 1005, Chicago, IL for the consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT(S) to The Grantee(s), **Blue Line Investments, LLC, an Illinois Limited Liability Company**, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

P.I.N.: 16-20-115-010-0000

LOT 31 IN BLOCK 4 IN W. F. KAISER AND COMPANY'S ARCADIA PARK, A SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

COMMONLY KNOWN AS: 1423 Ridgeland Avenue, Berwyn, IL 60402

SUBJECT TO: (1) General real estate taxes for the year (2017) and subsequent years. (2) Covenants, conditions and restrictions of record.

Dated this 13TH day of JANUARY, 2018.



THOMAS MAGUIRE

(Seal)

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH D OF THE BERWYN CITY
CODE SEC. 888.08 AS A REAL ESTATE
TRANSACTION
DATE 1-25-18 TELLER [Signature]

JA

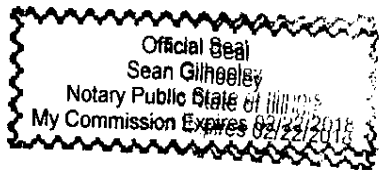
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STATE OF ILLINOIS)
)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **THOMAS MAGUIRE**, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they 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 notary seal, this 18th day of JANUARY, 2018.

Commission Expires 2/22/18



[Signature]
NOTARY PUBLIC

This instrument was prepared by: Stella Bertakis, Esq.
1080 Nerge Road
Suite 204
Elk Grove Village, IL 60007

Send Subsequent Tax Bills To: Blue Line Investments, LLC
1000 S. Clark, #1005
Chicago, IL 60605

Mail to: Blue Line Investments, LLC
1000 S. Clark, #1005
Chicago, IL 60605

Exempt under provisions of Paragraph E,
of Section 31-45 property tax code.

Property of Cook County Clerk's Office

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STATEMENT OF 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 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, 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.

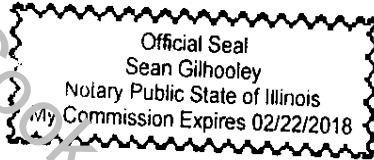
Dated 01-18-2018

Signature

Grantor or Agent

Subscribed and sworn to before

me this 18th day of JANUARY, 2018.

Notary Public

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 1/18/2018

Signature

Grantee or Agent

Subscribed and sworn to before

me this 18th day of JANUARY, 2018.

Notary Public