UNOFFICIAL COPY

PREPARED BY:

Jonathan J. Fox, Esq. Huck Bouma PC 1755 S. Naperville Road, Ste. 200 Wheaton, IL 60189

SEND TAX BILL TO:

Win-Win II, LLC 415 West Haven Drive Arlington Heights, IL 60005

AFTER RECORDING RETURN TO:

Jonathan J. Fox, Esq. Huck Bouma PC 1755 S. Naperville Road, Stc. 200 Wheaton, IL 60189



Doc# 1807549116 Fee \$42.00

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

AFFIDAUIT FEE: \$2.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/16/2018 03:17 PM PG: 1 OF 3

For Recorder's Use

WARRANTY DEED

GRANTOR, DAWN CHECCHIN, a married yoman, of 415 West Haven Drive, Arlington Heights, Illinois 60005, for and in consideration of Ten and no/105 Dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS to the GRANTEE, V/Pi-WIN II, LLC, an Illinois limited liability company, having its principal place of business at 415 West Haven Drive, Arlington Heights, Illinois 60005, the following described real estate:

PARCEL 1: UNIT NUMBER 504 IN PINECREST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 IN BLOCK 4 IN DUNTON'S ADDITION TO ARLINGTON HEIGHTS NUMBER 2 IN THE EAST 112 NORTH OF PAILROAD (EXCEPT THE NORTH 20 ACRES) OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 87134655 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 5 AND STORAGE SPACE 5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 87134655.

PERMANENT INDEX NUMBER: 03-29-344-014-1019

Commonly known as: 225 East Wing Street, #504, Arlington Heights, Illinois 60005

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SUBJECT TO: (1) Real estate taxes for the year 2017 and subsequent years. (2) Covenants, conditions and

restrictions apparent or of record. (3) All applicable zoning laws and ordinances; hereby releasing an waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAV! AND TO HOLD said premises forever.
DATED this 2nd day of March, 2018.
Dawn Checchin
STATE OF ILLINOIS
County of Bulage) SS.
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Dawn Checchin, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.
Given under my hand and official seal this 2nd day of March, 2018.
OFFICIAL SEAL CARLETON WESLEY YODER NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 06/23/2021 Notary-Public
Exempt Under Provisions of Paragraph (e) Section 31-45, (Property Tax Code, Real Estate Transfer Tax Law)
Carleton Y o.lo/ March 2, 2018 Attorney Date
Attorney Date

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The <u>GRANTOR</u> or her/his agent, affirms that, to the best of her/his knowledge, the name of the <u>GRANTEE</u> 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 and hold title to real estate under the laws of the <u>State of Illinois</u>.

partnership authorized to do business or acquire and note title to rear ex	state in illinois, or another entity recognized
as a person and authorized to do business or acquire and hold title to re	eal estate under the laws of the State of Illinois.
DATED: March 7 20 18 SIGN	NATURE: VINNIAL
I, 20 th	GRANTOR (or AGENT)
CDANTOR NOTARY SECTION:	
GRANTOR NOTARY SECTION: The below section is to be completed by the NO	
Subscribed and sworn to before me, Name of Notary Public:	JOPN M. Darle
By the said (Name of Grantor): Lochen J. tox	AFFIX NOTARY STAMP BELOW
On this date of: March 7 1. 20 18	OFFICIAL SEAL
NOTARY SIGNATURE: MAN 14 MAN 14 MAN 19 MAN 1	JUDY A. SARNA NOTARY PUBLIC, STATE OF ILLINOIS
3 3 04	My Commission Expires 02/22/2020
GRANTEE SECTION	
The GRANTEE or her/his agent affirms and verifies that the name of th	e GRANTEE shown on the deed or assignment
of beneficial interest (ABI) in a land trust is either a natural person, an il	Phois corporation or foreign corporation
authorized to do business or acquire and hold title to real estate in Illino	ois 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	
	IATURE: X
1,720	GRANTEE or AGENT
GRANTEE NOTARY SECTION: The below section is to be completed by the NOT	TARY who witnesses the GFA. I) FF signature
	THE MINISTER HE STATE SIGNATURE.
Subscribed and sworn to before me, Name of Notary Public:	2000 M. D. JK
By the said (Name of Grantee): Arthur B. Checchin	AFFIX NOTARY STAME CELOW
	.0
On this date of: March 7 , 20 18	OFFICIAL SEAL
NOTARY SIGNATURE: 120 Q. JONNO	JUDY A. SARNA

CRIMINAL LIABILITY NOTICE

Pursuant to Section <u>55 ILCS 5/3-5020(b)(2)</u>, Any person who knowingly submits a false statement concerning the identity of a <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 02/22/2020