

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 I, LLC
415 West Haven Drive
Arlington Heights, IL 60005

AFTER RECORDING RETURN TO:

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



Doc# 1808244022 Fee \$42.00

2HSP FEE: \$9.00 RPRF FEE: \$1.00

3FFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/23/2018 11:11 AM PG: 1 OF 3

For Recorder's Use

WARRANTY DEED

GRANTOR, DAWN CHECCHIN, a married woman, of 415 West Haven Drive, Arlington Heights, Illinois 60005, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

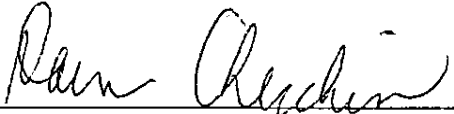
CONVEYS and WARRANTS to the GRANTEE, WIN-WIN I, LLC, an Illinois limited liability company, having its principal place of business at 415 West Haven Drive, Arlington Heights, Illinois 60005, the following described real estate:

LOT 3 IN THE SUBDIVISION OF LOT A IN BLOCK 2 (FORMERLY LOTS 20 TO 31 INCLUSIVE OF SAID BLOCK 2) IN MILLARD AND DECKERS ADDITION TO CHICAGO BEING A PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF OGDEN AVENUE, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-23-326-031-0000
Commonly known as: 2160 S. Millard Avenue, Chicago, Illinois 60623

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 and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

DATED this 2nd day of March, 2018.



Dawn Checchin

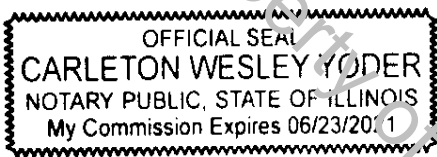
JP

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STATE OF ILLINOIS)
) SS.
County of)

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.




[Signature]

Notary Public



Exempt Under Provisions of Paragraph (e) Section 31-45,
(Property Tax Code, Real Estate Transfer Tax Law)

Carleton Yoder _____ March 2, 2018
Attorney Date

REAL ESTATE TRANSFER TAX		23-Mar-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-23-326-031-0000 | 20180301623548 | 1-431-715-360

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

REAL ESTATE TRANSFER TAX		23-Mar-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-23-326-031-0000 | 20180301623548 | 0-978-402-848

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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 **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 and hold title to real estate under the laws of the State of Illinois.

DATED: March 7, 2018

SIGNATURE: [Signature]
GRANTOR or AGENT

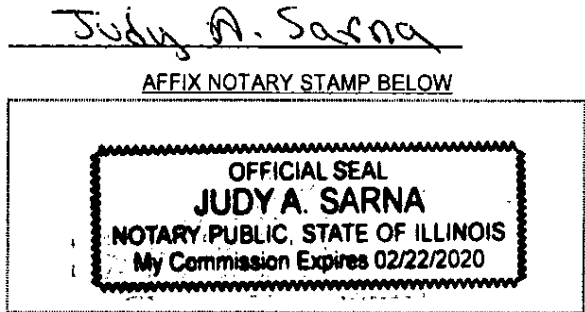
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Jonathan J. Fox

On this date of: March 7, 2018

NOTARY SIGNATURE: [Signature]



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 and hold title to real estate under the laws of the State of Illinois.

DATED: March 7, 2018

SIGNATURE: [Signature]
GRANTEE or AGENT

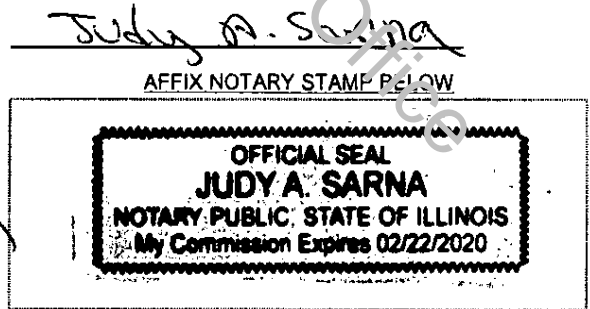
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Arthur B. Checchin

On this date of: March 7, 2018

NOTARY SIGNATURE: [Signature]



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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)