



1809241047D

TRUSTEE'S DEED

Doc# 1809241047 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/02/2018 12:05 PM PG: 1 OF 3

THIS INDENTURE, Made this 7 Day of March, 2018, between MONTY S. BOATRIGHT as Trustee of the KOSTNER LAND TRUST 5615 under the provisions of a deed or deeds in trust duly recorded and delivered to said trustee(s) pursuant to said Trust Agreement as Grantor and for and in consideration of Ten (\$10) Dollars and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

MBGL PROPERTIES, LLC SERIES KOSTNER 5615

of Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to Wit:

LOTS 44 AND 45 IN AUGUST ERICKSON'S NORTH KOSTNER AVENUE SUBDIVISION OF THAT PART OF LOT 13 LYING WEST OF THE CHICAGO AND NORTH WESTERN RAILROAD OF COOK'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF FRACTIONAL SECTION 3, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 5615 N. KOSTNER AVE., CHICAGO, IL PIN#: 13-03-402-018-0000 and 13-03-402-019 (circled)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreements above mentioned.

SUBJECT TO: covenants, conditions, and restrictions of record, Document No.(s) and to General Taxes for TAXES FOR 2017 and subsequent years.

FIRST AMERICAN TITLE FILE # 2906403

1 of 3

Handwritten notations: S Y, P 3 GG, S N, SC N, INTA

UNOFFICIAL COPY

DATED THIS 7 DAY OF March, 2018.

[Signature]
MONTY S. BOATRIGHT
Not personally but as trustee

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MONTY S. BOATRIGHT AS TRUSTEE OF THE KOSTNER LAND TRUST 5615, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he 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 official seal, this 7 day of March, 2018



Commission expires 07/06, 2019

[Signature]
NOTARY PUBLIC

This instrument was prepared by: MONTY BOATRIGHT, Attorney, 4653 N. MILWAUKEE, CHICAGO, ILLINOIS 60630

Mail this instrument to: MBGL PROPERTIES SERIES KOSTNER 5615
2160 W. EASTWOOD
CHICAGO, IL 60625

Send Subsequent Tax Bills to: MBGL PROPERTIES LLC SERIES KOSTNER 5615
2160 W. EASTWOOD
CHICAGO, IL 60625

} Grantees

Exempt under Real Estate Transfer Tax Act
Sec. 4, Par. E & Cook County Ord 95104 Par. E
Date 3-07-18 Sign. [Signature]

REAL ESTATE TRANSFER TAX		21-Mar-2018
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00*

13-03-402-018-0000 | 20180301623648 | 2-018-716-192

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

REAL ESTATE TRANSFER TAX		21-Mar-2018
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

13-03-402-018-0000 | 20180301623648 | 0-600-907-296

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3 5020 B)

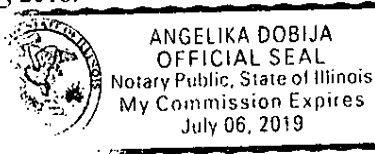
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, 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 3-7, 2018

SIGNATURE: [Signature]
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID agent
THIS 7 DAY OF March, 2018.

[Signature]
NOTARY PUBLIC



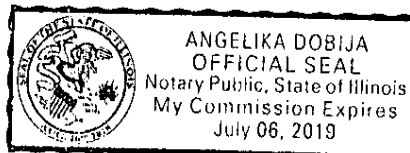
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, 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 3-7, 2018

SIGNATURE: [Signature]
GRANTEE OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID agent
THIS 7 DAY OF March, 2018.

[Signature]
NOTARY PUBLIC



NOTE: 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.

(ATTACHED TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS IF EXEMPT UNDER THE PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)