

UNOFFICIAL COPY

**PREPARED BY AND
WHEN RECORDED RETURN TO:**

Howard S. Dakoff, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602



Doc# 1809522049 Fee \$44.00

SEND FUTURE TAX BILLS TO:

Conine Properties, L.L.C.
2208 North Sedgwick, Apt. 3
Chicago, Illinois 60614

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/05/2018 03:45 PM PG: 1 OF 4

AFFIX TRANSFER STAMPS HERE:

WARRANTY DEED

On this 31 ^{March} day of ~~April~~, 2018, John A. Batdorff, II, a married man ("GRANTOR") whose address is 2208 North Sedgwick, Apt. 3, Chicago, Illinois 60614, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to CONINE PROPERTIES, L.L.C., a Michigan limited liability company, whose address is 2208 North Sedgwick, Apt. 3, Chicago, Illinois 60614, all right, title and interest in and to the real estate legally described on Exhibit A attached hereto.


PIN: 14-07-226-024-1010

Common Address: 1900 W. Foster Avenue Commercial West, Chicago, Illinois 60640

This is not homestead property.



Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Subject to covenants, conditions and restrictions of record.

To have and to hold the same in fee simple forever.

REAL ESTATE TRANSFER TAX	05-Apr-2018
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

14-07-226-024-1010 | 20180301629933 | 0-328-180-000

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

REAL ESTATE TRANSFER TAX	05-Apr-2018
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

14-07-226-024-1010 | 20180301629933 | 0-502-010-144

DM

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I hereby declare that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (E), Real Estate Transfer Tax Act.

Dated: ~~March~~ April 31, 2018

John A. Batdorff, II
John A. Batdorff, II

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first set forth above.

GRANTOR:
John A. Batdorff, II
John A. Batdorff, II

STATE OF ILLINOIS)
COUNTY OF Cook) ss.

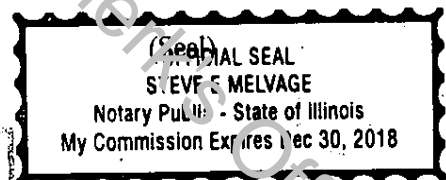
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that John A. Batdorff, II personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged he signed and delivered the said instrument as his free and voluntary act.

Given under my hand and official seal, this 31 day of ~~April~~, 2018.

Steve E. Melvage
Notary Public

March 2018

My Commission Expires: Dec 30, 2018



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par. _____
Date 4/5/18 sign Key shk

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EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE IN COOK COUNTY, ILLINOIS, TO WIT:

UNIT COMMERCIAL WEST IN THE FOSTER WOLCOTT COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 25 AND 26 IN BLOCK 9 IN NICHOLAS MILLER'S SUBDIVISIONS IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (EXCEPT THE EAST 511 FEET) IN SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM RECORDED OCTOBER 19, 2006 AS DOCUMENT NO. 0629218085, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 14-07-226-024-1010

Common Address: 1900 W. Foster Avenue Commercial West, Chicago, Illinois 60640

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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: 3/31, 2018

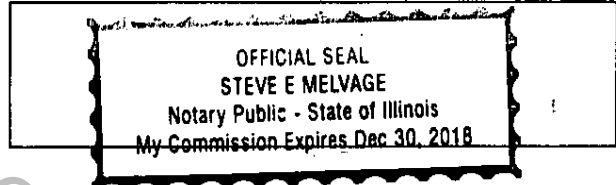
[Signature]
Staci Prince, Grantor

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

Subscribed and sworn to me, Steve Melvage by the said (Name of GRANTOR): Staci Prince
on this date: 3/31/2018

[Signature]
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.

Grantee:

Dated: 3/31, 2018

CONINE PROPERTIES, L.L.C.
By: [Signature]
Its: Owner/Manager

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

Subscribed and sworn to me, Steve Melvage by the said (Name of GRANTEE): John Batista, Jr.
on this date: 3/31/2018

[Signature]
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.