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Doc# 1810649006 Fee \$48.25

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/16/2018 10:04 AM PG: 1 OF 5

WARRANTY DEED
ILLINOIS STATUTORY
Entity to Entity

1/2

FIDELITY NATIONAL TITLE

CH18000838

THE GRANTOR(S) **Chicago Property Elite LLC**, an Illinois limited liability company, formed and existing under the laws of the State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **South Side Properties LLC**, an Illinois limited liability company, formed and existing under the laws of the State of Illinois, with its principal place of business located at 2219 W. Olive Ave., #192, Burbank, California, all interest in the following described Real Estate situated in the County of Will in the State of Illinois, to wit:

LOT 20 IN HUGUELET'S THIRD ADDITION TO SOUTH HOLLAND, BEING A SUBDIVISION OF PART OF LOTS 2 AND 3 IN VOLBRECHT'S SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND WEST OF THORN CREEK AND OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 26 IN SAID TOWNSHIP LYING NORTH OF THORN CREEK (EXCEPT THE WEST 881 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED MAY 24, 1895 AS DOCUMENT 2223779, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, Building lines, Private, public and utility easements and roads and highways, General taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements.

THIS IS NOT HOMESTEAD PROPERTY.
TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 29-26-206-020-0000
Address(es) of Real Estate: 17152 Cornell Avenue, South Holland, IL 60473

Dated this 19th day of September 2017

Chicago Property Elite LLC, an Illinois limited liability company

X [Signature]
By: Neil Stevens, manager/member

Exempt under provisions of Section 31-45, Paragraph (e), Real Estate Transfer Tax Act (35 ILCS 200/31, et. seq.)

X [Signature]
Seller Date 9-19, 2017

\$

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STATE OF CA, COUNTY OF Los Angeles ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Neil Stevens**, personally known to me to be the same person(s) whose name(s) are 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 19 day of September 2017

Maorie Ter-Pogossy (Notary Public)

SEE ATTACHED DOCUMENT

Prepared by:

Richard A. Duffin
Duffin & Dore, LLC
1900 Ravinia Place
Orland Park, IL 60462

Mail To:

Richard A. Duffin
Duffin & Dore, LLC
1900 Ravinia Place
Orland Park, IL 60462

Name and Address of Taxpayer:

South Side Properties LLC
2219 W. Olive Ave., #192
Burbank, CA 91506

Property of Cook County Clerk's Office

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES)

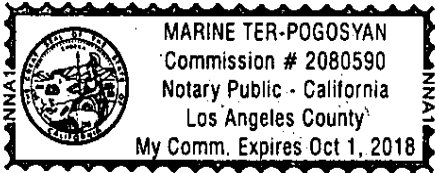
On 09.19.2017 before me, MARINE TER-POGOSYAN, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared NEIL STEVENS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Marine Ter-Pogosyan
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: 09.19.2017 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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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: 9 | 19 | 2017

SIGNATURE: [Signature]
GRANTOR or AGENT

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

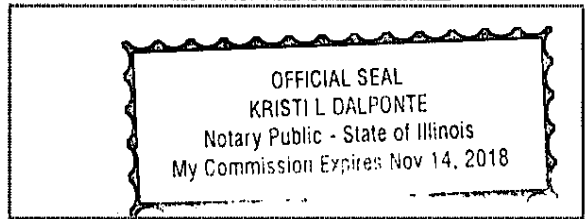
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Rick Duffin

On this date of: 9 | 19 | 2017

NOTARY SIGNATURE: [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.

DATED: 9 | 9 | 2017

SIGNATURE: [Signature]
GRANTEE or AGENT

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

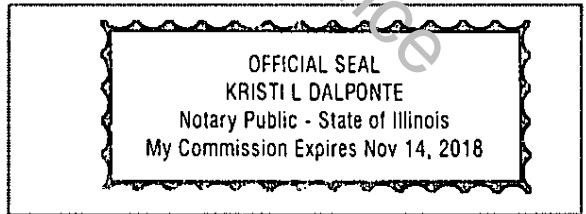
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Rick Duffin

On this date of: 9 | 9 | 2017

NOTARY SIGNATURE: [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.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

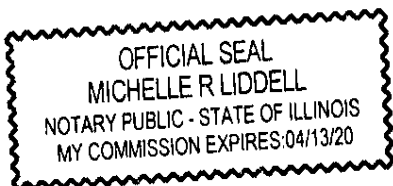
**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Chicago Property Elite**
Mailing Address: **2219 W. Olive Ave., #192, Burbank, CA 91506**
Telephone No.: **978-978-8368**
Attorney or Agent: **Richard A. Duffin**
Telephone No.: **312-566-0911**
Property Address: **17152 Cornell
South Holland, IL 60473**
Property Index Number (PIN): **29-26-206-020-0000**
Water Account Number: **0380020000**
Date of Issuance: **2/8/2018**

State of Illinois)
County of Cook)
This instrument was acknowledged before
me on February 8, 2018 by
Michelle R Liddell
Michelle R Liddell
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND
By: Bret Scott
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.