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WARRANTY DEED
ILLINOIS STATUTORY



Doc# 1819113041 Fee \$44.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 07/10/2018 03:34 PM PG: 1 OF 4

THE GRANTOR **VIRGIL TIRAN**, an individual residing in Cook County for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to ITF, LLC, an Illinois limited liability company. the following described Real Estate situated in the County of _____ in the State of IL, to wit:

See attached Legal Description attached as Exhibit A

SUBJECT TO:

General real estate taxes for 2017-1ST installment and those that are not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any. The property is taken 'As Is'.

Permanent Real Estate Index Number(s): 13-10-406-006-0000

Address(es) of Real Estate: 5043 N. LOWELL AVENUE, CHICAGO, IL 60630

In Witness Whereof said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its, and attested by its this:

26 day of June, 2018

VIRGIL TIRAN

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 VIRGIL TIRAN personally appearing before me and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally

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acknowledged that as such and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of June 2018.



Maria A. Bordeianu
Notary Public

Prepared by and Mail to:

Ioana Salajanu
Rock Fusco Connelly, LLC
321 N. Clark Street Suite 2200
Chicago, IL 60654

Name and Address of Taxpayer:

ITF, LLC
4121 OAKTON STREET
SKOKIE, IL 60076

REAL ESTATE TRANSFER TAX		10-Jul-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

EXEMPTED UNDER PROVISIONS TO
PARAGRAPH E, SECTION 31-45,
REAL ESTATE TRANSFER TAX LAW

SIGNATURE OF AGENT

DATE: 6/26/18

13-10-406-006-0000 | 20180701623136 | 0-502-690-592

Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		10-Jul-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-10-406-006-0000 | 20180701623136 | 0-758-936-352

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LEGAL DESCRIPTION

LOT 135 IN DR. PRICES RIVER PARK SUBDIVISION OF THE WEST THREE QUARTERS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office
COOK COUNTY
RECORDER OF DEEDS
COOK COUNTY
RECORDER OF DEEDS

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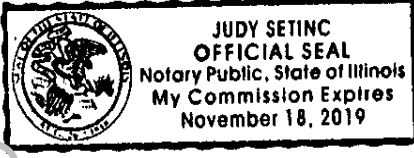
STATEMENT BY GRANTOR AND GRANTEE

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

Dated June 26, 2018 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said AGENT
this 26th day of June, 2018

[Signature]
Notary Public



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

Dated June 26, 2018 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said AGENT
this 26th day of June, 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 of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)