

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, JAMES G. WILCOX, TRUSTEE OF THE JAMES G. WILCOX LIVING TRUST w/t/a/d AUGUST 28, 1996, for and in consideration of Ten & no/100 Dollars (\$10.00), in hand paid, CONVEYS AND WARRANTS TO VIRGIN ISLANDS PROPERTIES, LLC - 3800 N. WESTERN, an Illinois limited liability company of 550 Sheridan Square, Apt. 2G, Evanston, Illinois, all interest in the Attached described Real Estate situated in the County of Cook in the State of Illinois; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



Doc# 1819417011 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

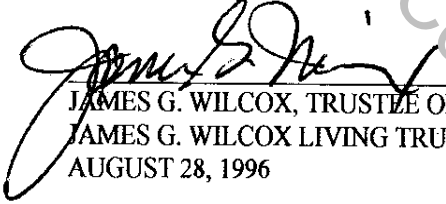
KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/13/2018 10:01 AM PG: 1 OF 3

Permanent Real Estate Index Number(s): 13-24-205-034-0000
Address of Real Estate: 3800 N. Western, Chicago, IL 60618

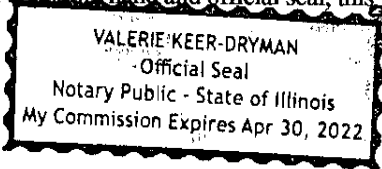
DATED this 26 day of JUNE, 2018

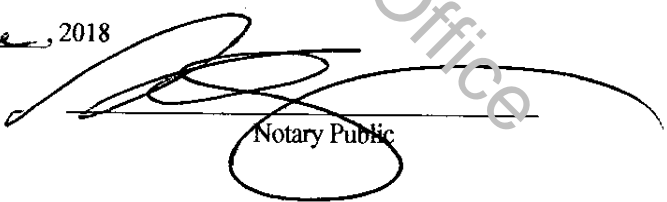
 (SEAL)
JAMES G. WILCOX, TRUSTEE OF THE
JAMES G. WILCOX LIVING TRUST w/t/a/d
AUGUST 28, 1996

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES G. WILCOX is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

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




Notary Public


This instrument was prepared by and please mail to:

Mitchell D. Pawlan, Esq.
PAWLAN LAW, LLC
1751 Lake Cook Road, Suite 400
Deerfield, IL 60015-5286



This transaction is exempt from taxation pursuant to 35 ILCS 200/31-45(e).

 6-26-18
Transferor or Agent (Date)

Mail Tax Bills to: 550 Sheridan Square, Apt. 2G, Evanston, Illinois


REAL ESTATE TRANSFER TAX	13-Jul-2018
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-24-205-034-0000 | 20180701626310 | 2-067-602-208

REAL ESTATE TRANSFER TAX	13-Jul-2018
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

13-24-205-034-0000 | 20180701626310 | 0-230-497-056

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

CCRD REVIEW 

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LEGAL DESCRIPTION:

LOT 8 (EXCEPT THE NORTH 22.0 FEET THEREOF) AND ALL OF LOTS 9 AND 10 IN BLOCK 2 IN RIVER PARK SUBDIVISION OF BLOCK 10 IN KINZIE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 248, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE, OF SECTION 24 FOR WIDENING OF WESTERN AVENUE).

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

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STATEMENT BY GRANTOR AND GRANTEE

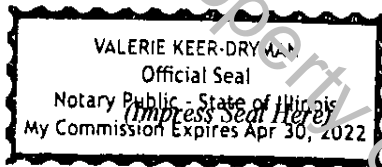
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized 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.

Date: 6-26-18

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



[Handwritten 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.

Date: 6-26-18

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[Handwritten 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 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.]