

UNOFFICIAL COPY

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

Michael Cannell, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602

SEND FUTURE TAX BILLS TO:

1406 N. Campbell, LLC
c/o Lynn M. Fordon
950 W. Berwyn Avenue #2
Chicago, Illinois 60640



Doc# 1826916024 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00


KAREN A. YARBROUGH



COOK COUNTY RECORDER OF DEEDS

DATE: 09/26/2018 10:55 AM PG: 1 OF ?

(Above Space for Recorder's use only)

AFFIX TRANSFER STAMPS HERE:

REAL ESTATE TRANSFER TAX	26-Sep-2018
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	26-Sep-2018
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-01-213-044-0000 | 20180801661482 | 1-195-182-240

16-01-213-044-0000 | 20180801661482 | 0-331-278-496

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

WARRANTY DEED

Effective on this 26th day of September, 2018, Gregory M. Fordon, Jr., Lynn M. Fordon, and Gregory M. Fordon, as Joint Tenants ("GRANTOR") whose address is 950 W. Berwyn Avenue #2, Chicago, Illinois 60640, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to 1406 N. Campbell, LLC, an Illinois limited liability company, whose address is 950 W. Berwyn Avenue #2, Chicago, Illinois 60640, all interest in the Real Estate legally described on **Exhibit A** attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PINs and Common Address(es): See Exhibit A

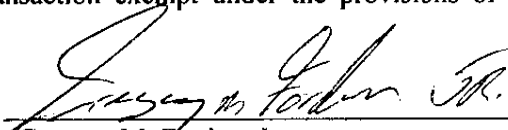
[Signatures begin on next page]

Rv

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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.

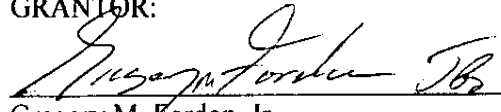
Dated: September 13, 2018




Gregory M. Fordon, Jr.

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


GRANTOR:



Gregory M. Fordon, Jr.



Lynn M. Fordon



Gregory M. Fordon


Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF IL)
)
) ss.
COUNTY OF Cook)

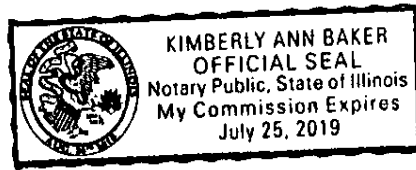
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Gregory M. Fordon, Jr., personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged he signed and delivered the said instrument as his free and voluntary act, 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 13 day of September, 2018.



Notary Public

My Commission Expires: 7/25/19



(Seal)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF IL

COUNTY OF Cook

)
) ss.
)

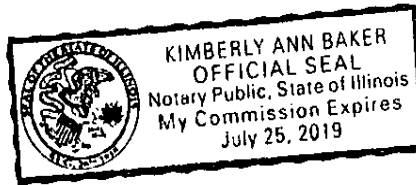
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Lynn M. Fordon, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged she signed and delivered the said instrument as her 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 13 day of September, 2018.



Notary Public

My Commission Expires: 5/25/19



(Seal)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF IL

COUNTY OF Cook)
) ss.
)

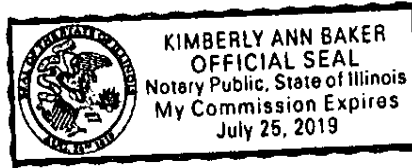
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Gregory M. Fordon, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged he signed and delivered the said instrument as his free and voluntary act, 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 1st day of September, 2018.



Notary Public

My Commission Expires: 5/25/19



(Seal)

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

LOT 22 IN BLOCK 6 IN WINSLOW, JACOBSON AND TALLMAN'S SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1406 N. Campbell, Chicago, Illinois 60622

PINs: 16-01-213-044-0000

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

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

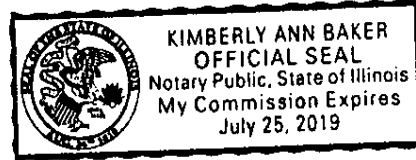
GRANTOR OR AGENT:

Dated: 9/13/2018

[Signature]

Subscribed and sworn to before me this 13TH day of ~~SEPTEMBER~~ SEPTEMBER, 2018

[Signature]
Notary Public



My Commission Expires: 07/25/2019 (Seal)

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.

GRANTEE OR AGENT:

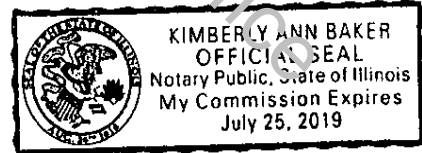
Dated: 9/13/2018

1406 N. Campbell LLC

Subscribed and sworn to before me this 13TH day of ~~SEPTEMBER~~ SEPTEMBER, 2018

by: [Signature] AUTHORIZED AGENT

[Signature]
Notary Public



My Commission Expires: 7/25/2019 (Seal)

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.

(Attach 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.)