

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**



1829818054D

Doc# 1829818054 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/25/2018 11:52 AM PG: 1 OF 3

THE GRANTOR, Darius Seyed Raji, an unmarried man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, **CONVEYS** and **WARRANTS** to **GRANTEE** 3110 West Belmont Ave., LLC, an Illinois limited liability company, having its principal place of business in Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNITS 944-J201 AND PARKING SPACE UNIT 36 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN GRACE SHEFFIELD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 98-338746, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes not yet due and payable.

Permanent Real Estate Index Numbers: 14-20-212-021-1039 & 14-20-212-021-1116

Address of Real Estate: 944 W. Grace St., Unit J201 & Parking Space 36, Chicago, IL 60612

This transfer is exempt under Paragraph (e) of the Property Tax Code, 35 ILCS 200/31-45(e).

[SIGNATURE ON THE FOLLOWING PAGE]


KAREN A. YARBROUGH

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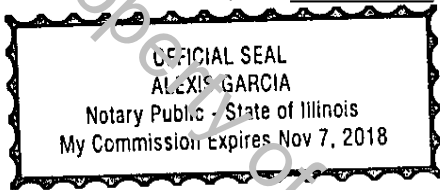
Dated this 8th day of October, 2018.

Darius Seyed Raji
 Darius Seyed Raji

STATE OF Illinois, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Darius Seyed Raji, personally known to me to be the same person whose name is 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 8th day of October, 2018



Alexis Garcia (Notary Public)



Prepared By: Thompson & Thompson
 19 S. LaSalle St., Suite 302
 Chicago, IL 60603

Mail To, Name & Address of Taxpayer:
 3110 West Belmont Ave., LLC
 333 W. North Avenue, Suite 312
 Chicago, Illinois 60610

| REAL ESTATE TRANSFER TAX | | 25-Oct-2018 |
|---|---------------|---------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

14-20-212-021-1039 | 20181001617792 | 1-910-938-784

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

| REAL ESTATE TRANSFER TAX | | 25-Oct-2018 |
|---|---------------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |

14-20-212-021-1039 | 20181001617792 | 1-441-176-736

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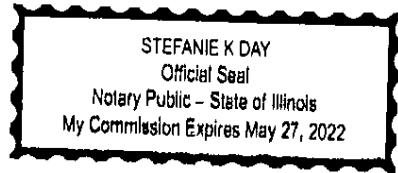
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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.

Dated 10.16.18

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Agent THIS 16th DAY OF October, 2018.



NOTARY PUBLIC Stefanie K. Day

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.

Dated 10.16.18

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Agent THIS 16th DAY OF October, 2018.



NOTARY PUBLIC Stefanie K. Day

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]