



1831718030

When recorded return to:
American Equity Funding, Inc.
7005 Alma Highway
Van Buren, AR. 72956

Doc# 1831718030 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/13/2018 10:32 AM PG: 1 OF 3

This Document prepared and drafted by:
American Equity Funding, Inc.
7005 Alma Highway
Van Buren, AR. 72956

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Equity Gateway P1, LLC, a Nevada Limited Liability Company 19360 Rinaldi Street, #379, Porter Ranch, CA 91326 hereinafter referred to as "Grantor(s)", does hereby CONVEY AND WARRANT unto American Equity Funding Inc., an Arkansas corporation, 7005 Alma Highway, Van Buren, AR. 72956 hereinafter "Grantee(s)", whether one or more, the following lands and property, together with all improvements located thereon, situated in the County of Cook, State of Illinois, to-wit:

Lot 4 in the Subdivision of Lots 30, 31, 32, 33, 34 and the South 1/2, of Lot 35 in Block 7 in DEXTER PARK SUBDIVISION, being a Resubdivision of the South 1/2 of Lots 15 to 18, 20 to 30, 38, 39, 41 and 44 to 50, all inclusive in HINCKLEY'S SUBDIVISION of the Northwest 1/4, of the Southeast 1/4 of Section 8 Township 38 North, Range 14 East of the third principal meridian, in Cook County, Illinois. Also known as: 5251 S. Aberdeen Street, Chicago, IL 60609

Parcel #: 20-08-410-021

Being the same property conveyed to Grantor in deed recorded 09/22/2015 in as Doc #: 1526534075 in the County of Cook and State of Illinois.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exception hereinafter stated.

Any liens or taxes accrued on property since date of contract identified above.

In Witness Whereof, I/We have hereunto set my/our hand(s) and seal this 2nd day of March, 2017.

Rev

Equity Gateway P1, LLC

By:

Albert Khalatians, Managing member

REAL ESTATE TRANSFER TAX 13-Nov-2018



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX 13-Nov-2018



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

20-08-410-021-0000 | 20181101632139 | 0-168-387-232

20-08-410-021-0000 | 20181101632139 | 0-262-120-096

* Total does not include any applicable penalty or interest due

UNOFFICIAL COPY

STATE OF MISSOURI

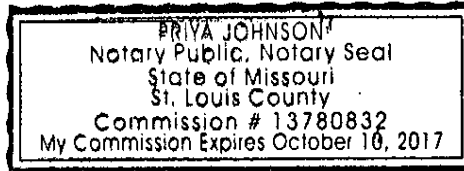
COUNTY OF ST. LOUIS

On this 2nd day of March, 2017, before me, PRIYA JOHNSON, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Albert Khalatians, to me well known, who stated that he is the managing member of Equity Gateway P1, LLC, an Nevada Limited Liability Company, and was duly authorized to execute the foregoing instrument for me and in the name and behalf of said Limited Liability Company, and further stated and acknowledged that HE so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal 2nd day of March, 2017.

Priya Johnson

Notary Public
My commission Expires: 10-10-2017



Notary of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: 03 | 02 | 2017

SIGNATURE: [Signature]
GRANTOR or AGENT

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

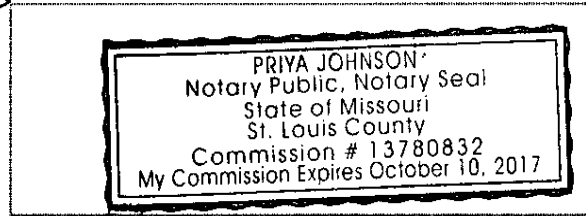
Subscribed and sworn to before me, Name of Notary Public: PRIYA JOHNSON

By the said (Name of Grantor): ALBERT KHALATIANS

AFFIX NOTARY STAMP BELOW

On this date of: 03 | 02 | 2017

NOTARY SIGNATURE: [Signature]



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

DATED: 03 | 02 | 2017

SIGNATURE: [Signature]
GRANTEE or AGENT

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

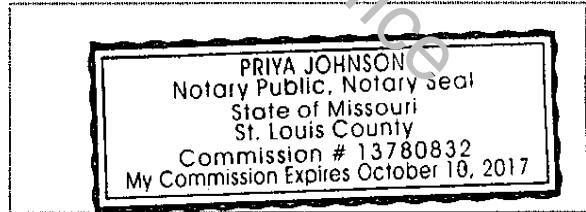
Subscribed and sworn to before me, Name of Notary Public: PRIYA JOHNSON

By the said (Name of Grantee): ALBERT KHALATIANS

AFFIX NOTARY STAMP BELOW

On this date of: | | 20

NOTARY SIGNATURE: [Signature]



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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)