

UNOFFICIAL COPY

Doc#: 1833845051 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/04/2018 01:46 PM Pg: 1 of 3

Dec ID 20181101632152
ST/CO Stamp 1-700-250-272
City Stamp 0-278-569-632

1/1 180225700517

WARRANTY DEED – INDIVIDUAL TO LIMITED LIABILITY COMPANY Statutory (Illinois)

THE GRANTOR, **RAMZI YOKANA**, married to **MYRIAN YOKANA** of Deerfield Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid CONVEYS and WARRANTS to the following GRANTEE:

E.S.C. Properties Company LLC a Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois with its registered office being located at 2930 Mannheim Road Suite 2 Franklin Park, IL 60131-2265

the following described real estate located in the County of Cook and State of Illinois, to wit:

Lot 9 in Block 21 in Walker's subdivision of Blocks 1 to 31 inclusive of W.B. Walker's Addition to Chicago, in the southwest 1/4 of Section 14, Township 40 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL 60606-4650
Recording Department

SUBJECT TO: Covenants, conditions and restrictions of record

RIGHTS UNDER OR BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS IF ANY ARE WAIVED AND RELEASED.

Permanent Tax Number: 13-14-320-008-0000

Commonly known as: 4165 N ELSTON AVE Chicago, IL 60618

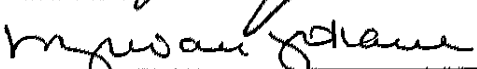
(Street Address, City, State, Zip)

In Witness Whereof, said party of the first part, **Ramzi Yokana**, has caused his name to be signed to these presents this 15th day of October, 2018.

By



RAMZI YOKANA



MYRIAN YOKANA, solely to waive homestead

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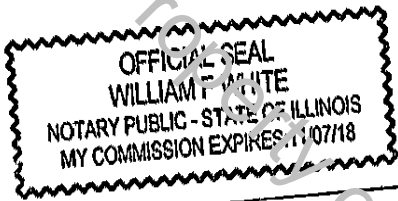
STATE OF ILLINOIS)
COUNTY OF DuPage) SS

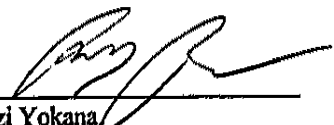
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that RAMZI YOKANA and MYRIAM YOKANA personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15 day of October, 2018.



Notary Public



<p>Mail this recorded instrument to:</p> <p>Ramzi Yokana E.S.C. Properties Company LLC 2930 Mannheim Road Suite 2 Franklin Park IL 60131-2265</p>	<p>This instrument prepared by:</p> <p>William F. White White & White 530 Main Street #205 Downers Grove, IL 60515</p>
<p>Mail future tax bills to:</p> <p>Ramzi Yokana E.S.C. Properties Company LLC 2930 Mannheim Road Suite 2 Franklin Park IL 60131-2265</p>	<p>Transfer Tax Exemption statement:</p> <p>This transfer is exempt pursuant to 35 ILCS 200/31-45 (e) as the actual consideration is less than \$100.00</p> <p> _____ Ramzi Yokana</p>

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P.I.N. 13-14-320-008-0000

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: Oct 15, 2018

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:

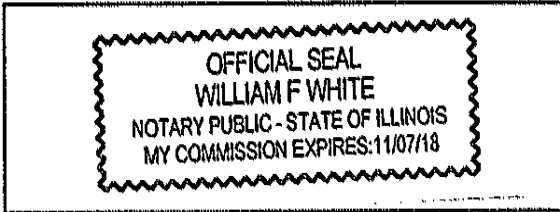
William F. White

By the said (Name of Grantor): RATZI YOKAWA

AFFIX NOTARY STAMP BELOW

On this date of: Oct 15, 2018

NOTARY 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: Oct 15, 2018

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:

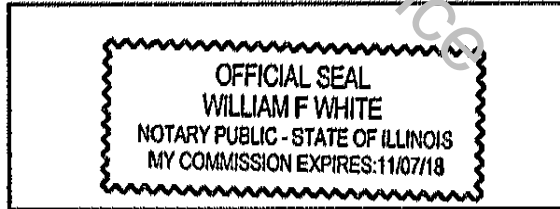
William F. White

By the said (Name of Grantee): ESC Properties Company LLC
RATZI YOKAWA

AFFIX NOTARY STAMP BELOW

On this date of: Oct 15, 2018 Yokawa

NOTARY 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)