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WARRANTY DEED

CG 15420 LLC
14555 W. 131st St.
Lemont, IL 60439

Doc# 1836228000 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDHARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/28/2018 12:08 PM PG: 1 OF 3

(Recorder's Use Only)

The Grantor, **Common Grounds LLC**, a Delaware limited liability company authorized to do business in Illinois, at 14555 W. 131st St., Lemont, IL 60439, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, CONVEY AND WARRANT to:

CG 15420 LLC, an Illinois limited liability company,

to hold all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

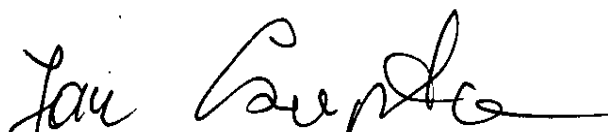
THE NORTH 1/2 OF THE WEST 1/3 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

The Grantor hereby covenants with the Grantee that Grantor is lawfully seized in fee simple of the above granted premises and has good right to convey the same, and that Grantor, and Grantor's heirs, executors and administrators, shall warrant and defend the title unto the Grantee and to Grantee's successors and assigns against all lawful claims whatsoever.

Permanent Index Number: 22-32-200-026-0000
Property Address: 15420 127th St., Lemont, IL 60439
Grantee's Address: 14555 W. 131st St., Lemont, IL 60439

DATED this 4 day of December 2018.


Jan Czupta, Manager of Common Grounds LLC

CCRD 

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Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub paragraph e, and Cook County Ord, 93-0-27, paragraph 4

Date: December 5, 2018 Signed: WA Wilson

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, the undersigned, hereby certify, that Jan Czupta personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person, and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Dated: December 4, 2018



THIS INSTRUMENT PREPARED BY:
 Landon P. Wilson
 Prather Ebner LLP
 53 W. Jackson Boulevard, Suite 1025
 Chicago, IL 60604

SEND SUBSEQUENT TAX BILLS TO:
 CG 15420 LLC
 c/o Jan Czupta
 14555 W. 131st Street
 Lemont, IL 60439

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.

Dated December 20, 2018

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Landon P. Wilson
This 20th day of December, 2018
Notary Public [Handwritten Signature]



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

Date December 20, 2018

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Landon P. Wilson
This 20th day of December, 2018
Notary Public [Handwritten Signature]



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.)