

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (ILLINOIS)

Doc#: 1903655163 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/05/2019 11:30 AM Pg: 1 of 3

Mail To:

Mark Shapiro  
2217 Harrison Street  
Evanston, IL 60201

Dec ID 20190201692531  
ST/CO Stamp 1-601-866-144  
City Stamp 0-481-675-680

THE GRANTORS, **Jason Tang**, a married man and **Mark Shapiro**, a married man, for and in consideration of Ten & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEY(S) and WARRANT(S)** To GRANTEE, **MJ Chicago Realty, LLC**, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois:

Unit Number 916-1 in the 916-918 West Fullerton Condominium, as delineated on a survey of the following described real estate:

Lot 36 in Sheldon Weston and Stone's Subdivision of the East 10 acres of Block 19 in Canal Trustees Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as exhibit 'A' to the Declaration of Condominium recorded as document number 25694865 together with its undivided percentage interest in the common elements.

Permanent Real Estate Index Number: 14-29-427-061-1002


Address: 916 W. Fullerton Ave., Unit 1, Chicago, IL 60614

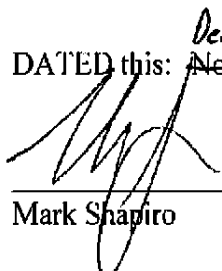
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THIS IS NOT HOMESTEAD PROPERTY AS TO THE SELLERS.

SUBJECT TO: All covenants, conditions, and restrictions of record, including general real estate taxes for 2018 and subsequent years.

Dated this: November 15, 2018

DATED this: <sup>December</sup> ~~November~~ 7, 2018

  
Jason Tang

  
Mark Shapiro

Address of Taxpayer:

*MJ CHICAGO REALTY, LLC d/o*  
Mark Shapiro  
2217 Harrison Street  
Evanston, IL 60201

ATA / GMT Title Agency  
175 E. Hawthorn Parkway, Suite 135  
Vernon Hills, IL 60061  
File # ACCOM-55

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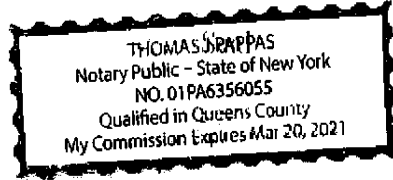
## ACKNOWLEDGMENT

State of New York )  
 )ss.  
County of New York )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jason Tang** personally known to me or proven to me on the basis of satisfactory evidence to be the same person(s) whose name(s) is/are subscribed to the foregoing Warranty Deed, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me  
this 15<sup>th</sup> day of November, 2018.

Thomas J. Pappas  
Notary Signature

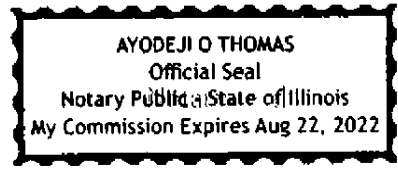


State of ILLINOIS )  
 )ss.  
County of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Mark Shapiro** personally known to me or proven to me on the basis of satisfactory evidence to be the same person(s) whose name(s) is/are subscribed to the foregoing Warranty Deed, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me  
this 7<sup>th</sup> day of December, 2018.

Thomas  
Notary Signature



I hereby declare that this transaction is exempt under 35 ILCS 200/31-45 paragraph E Section 4, Real Estate Transfer Act Date:

[Signature]  
Signature of Buyer, Seller or Representative

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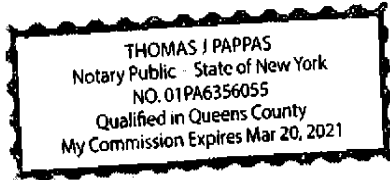
## STATEMENT OF GRANTOR/GRANTEE

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 NOVEMBER, 15 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said JASON JONG this 15 day of Nov 2018.

Notary Public [Signature]

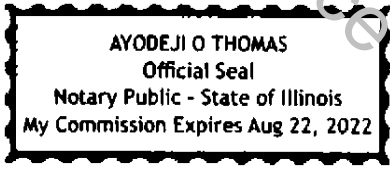


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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, 7th Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Mark Shapiro this 7th day of December 2018.

Notary Public [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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.