

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY



Doc# 1904416000 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/13/2019 09:38 AM PG: 1 OF 3

THE GRANTOR, **AARON VILLEGAS**, a married man, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Managing Member of said Company, CONVEYS and WARRANTS to:

SERIES 5146 S WOOD STREET -A DIVISION OF VILLEGAS INVESTMENT PROPERTIES LLC, an Illinois Limited Liability Company, of 7413 Duvan Drive, Unit 2 Tinley Park IL 60477, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 33 IN BLOCK 1 IN WHITE AND COLEMAN'S SUBDIVISION OF BLOCKS 41 AND 44 IN STONE AND WHITNEY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: (a) General real estate taxes not due and payable at the time of Closing; (b) covenants, conditions and restrictions of record; (c) building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number: 20-07-403-040-0000

Address of Real Estate: 5146 SOUTH WOOD STREET, CHICAGO IL 60609

In Witness Whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to ~~the present by its Managing Member~~, this 28th day of December 2018.


AARON VILLEGAS


SANDRA VILLEGAS

(For Purposes of Waiving Homestead)

Bm

STATE OF ILLINOIS

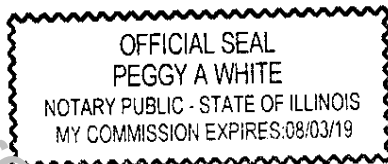
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COUNTY OF COOK

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **AARON VILLEGAS, married to SANDRA VILLEGAS**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 18th day of December 2018.



Peggy A. White (Notary Public)

STATE OF ILLINOIS

COUNTY OF COOK

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **SANDRA VILLEGAS, married to AARON VILLEGAS**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 28th day of December 2018.



Peggy A. White (Notary Public)

REAL ESTATE TRANSFER TAX		01-Feb-2019
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

20-07-403-040-0000 | 20190101670857 | 1-510-754-720

REAL ESTATE TRANSFER TAX		01-Feb-2019
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

20-07-403-040-0000 | 20190101670857 | 1-810-362-784
* Total does not include any applicable penalty or interest due.

Prepared By:
Daniel Calandriello
Law Office of Daniel Calandriello LLC
9760 S. Roberts Road, Suite 2
Palos Hills, Illinois 60465

Mail To:
Villegas Investment Properties LLC
7413 Duvan Drive, Unit 2
Tinley Park, IL 60467

Name and Address of Taxpayer:
Villegas Investment Properties LLC
7413 Duvan Drive, Unit 2
Tinley Park, IL 60467

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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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: December 28, 2018
Signature: [Handwritten Signature]
KARON VILLEGAS

Subscribed and sworn to before me
this 28th 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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: December 18th, 2018
Signature: [Handwritten Signature]
SANDRA VILLEGAS
Sole Managing Member of Villegas Investment Properties- SERIES 14631 KOLIN

Subscribed and sworn to before me
This 18th 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.