

UNOFFICIAL COPY

Doc#. 1907008172 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/11/2019 11:42 AM Pg: 1 of 3

Dec ID 20190201609617
ST/CO Stamp 0-729-073-056 ST Tax \$102.00 CO Tax \$51.00

WARRANTY DEED STATUTORY (ILLINOIS)

41042946 G 1/2

THE GRANTOR

GIT

Above space for Recorder's use only

THIS AGREEMENT, made this 5th day of FEBRUARY, 2019 between M&M INVESTMENT PROPERTIES, LLC, an Illinois Limited Liability Company, as GRANTOR, created and existing under and by virtue of the laws of the State of Illinois, with its principal office located at 22 W. Washington Street, Suite 1500, Chicago, IL 60602, and HAI YANG YU, and Matthew Petersen of 15911 Via Paro, San Lorenzo, CA, in the County of Alameda and the State of California, as GRANTEE(S), WITNESSETH that GRANTOR, for and in consideration of Ten and no/100 Dollars (\$10.00), in hand paid by GRANTEE(S), the receipt whereof is acknowledged, and pursuant to the authority given by Members of said GRANTOR, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE(S), FOREVER, all of the following described real estate situated in the County of COOK in the State of ILLINOIS, to wit:

*not as tenants in common, but as joint tenants.

LOT 2 (EXCEPT THE NORTH 4 FEET THEREOF) AND THE NORTH 19 FEET OF LOT 3 IN BLOCK 16 IN SHEPARD'S MICHIGAN AVENUE NO. 3, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 2 AND IN THE NORTHEAST 1/4 OF SECTION 11, ALL IN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED AS DOCUMENT NUMBER 359972, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 29-02-424-030-0000

Property Address: 14505 WOODLAWN AVENUE, DOLTON, IL 60419

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereon, and all the estate, right, title, interest, claim or demand whatsoever, of GRANTOR, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD FOREVER said premises as above described. And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those exceptions set forth below:

UNOFFICIAL COPY

WARRANTY DEED

14505 WOODLAWN AVENUE - DOLTON

PAGE 2

SUBJECT TO: (1) All instruments, Covenants, conditions, restrictions, applicable zoning laws, ordinances, and regulations and easements of record. (2) General real estate taxes for the tax year 2018 2nd Installment and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by its Members the day and year first above written.

GRANTOR: M&M INVESTMENT PROPERTIES, LLC,
an Illinois Limited Liability Company,

By: Matthew K. Petersen
MATTHEW K. PETERSEN, Member

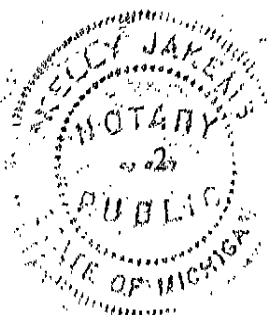
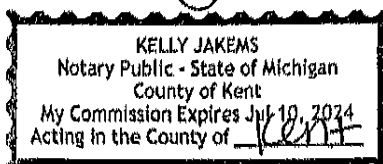
State of MI)
County of Kent)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that MATTHEW K. PETERSEN personally known to me to be a Member of M&M INVESTMENT PROPERTIES, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Member, he signed, sealed and delivered the said instrument pursuant to authority given by the Members of said limited liability company as their free and voluntary act, and as the free and voluntary act and deed of M&M INVESTMENT PROPERTIES, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5 day of FEBRUARY, 2019.

Commission expires July 10, 2024

Kelly Jakems
NOTARY PUBLIC



VILLAGE OF DOLTON
WATER/REAL PROPERTY TRANSFER TAX No. 22160
ADDRESS 14505 Woodlawn
ISSUE 2-13-19 EXPIRED 3-22-19
AMT 56.00
TYPE WTS VILLAGE COMPTROLLER

REAL ESTATE TRANSFER TAX

26-Feb-2019



COUNTY:	51.00
ILLINOIS:	102.00
TOTAL:	153.00

29-02-424-030-0000

| 20190201609617

| 0-729-073-056

UNOFFICIAL COPY

WARRANTY DEED
14505 WOODLAWN AVENUE - DOLTON
PAGE 3

MAIL RECORDED DEED TO:

Hai Yang Yu
15911 Via Pardo
San Lorenzo, CA 94580

SEND SUBSEQUENT TAX BILL TO:

Hai Yang Yu
15911 Via Pardo
San Lorenzo, CA 94580

GREATER ILLINOIS TITLE COMPANY FILE # 41042946G

This Instrument was prepared by: Stanley J. Czaja, Attorney at Law, 7521 N. Milwaukee Avenue,
Niles, IL 60714