

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

After Recording Return to:
LAKESHORE TITLE AGENCY
3501 Algonquin Rd., Suite 120
Rolling Meadows, IL 60008
File No. 1900246

Send Subsequent Tax Bills to:

NATASHA WILLIAMS

7400 S KENWOOD AVE

CHICAGO, IL 60619

Doc#: 1909515024 Fee: \$52.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 04/05/2019 11:48 AM Pg: 1 of 3

Dec ID 20190301632913

ST/CO Stamp 0-394-591-648 ST Tax \$60.00 CO Tax \$30.00

City Stamp 0-126-156-192 City Tax: \$630.00

THE GRANTOR,

ALLIANCE REAL ESTATE INVESTMENTS, LLC, a Nevada limited liability company, of

_____ , created and existing under and by virtue of the laws of the State of California, and duly authorized to transact business in the State of Illinois, for and in consideration of TEN DOLLARS and other valuable considerations, in hand paid, and pursuant to authority given by the Members owning and controlling 100% interest of ALLIANCE REAL ESTATE INVESTMENTS, LLC, CONVEYS and WARRANTS to NATASHA WILLIAMS, of 1622 N. MENARD AVE, CHICAGO, IL 60619, the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

LOT 1 AND THE NORTH 11 3/4 FEET OF LOT 2 IN SCOVEL, TOWLE AND WARREN'S ADDITION TO CORNELL, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CKA: 7400 S. KENWOOD AVE., CHICAGO, IL 60619

PIN: 20-26-225-018-0000

Subject to: (a) covenants, conditions, and restrictions of record; (b) public and utility easements; (c) special governmental taxes or assessments for improvements not yet completed; (d) unconfirmed special governmental taxes or assessments; (e) acts done by or suffered through Grantee; (f) general real estate taxes not yet due and payable as of the date hereof.


EXECUTED this 27th day of March, 2019.

ALLIANCE REAL ESTATE INVESTMENTS, LLC, a Nevada limited liability company

By: Alliance Business Holdings, LLC, a Delaware limited liability company

By: Thomas D. Giffin, Authorized Signatory

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X 

Name: THOMAS D. GIFFIN

TITLE: AUTHORIZED AGENT

STATE OF _____)

COUNTY OF _____)

SS. *A*

See attached CA acknowledgment

Before me, the undersigned, a Notary Public for said County and State, does hereby certify that ALLIANCE REAL ESTATE INVESTMENTS, LLC, a Nevada limited liability company, By Alliance Business Holdings, LLC, by Thomas D. Giffin, Authorized Signatory and Authorized Agent, personally appeared before me this day and acknowledged that he/she signed the foregoing instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of _____, 2019.

Notary Public

My commission expires: _____

Document prepared by: Bruce Ciura, Esq. 3501 Algonquin Rd, Ste 120, Rolling Meadows, IL 60008

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On March 27, 2019 before me, Carla Diane Colden
Date Here Insert Name and Title of the Officer

personally appeared Thomas Giffin
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Carla Diane Colden
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: March 27, 2019 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____