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1910616030

Doc# 1910616030 Fee \$44.00

CHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/16/2019 02:23 PM PG: 1 OF 4

WARRANTY DEED

THIS INDENTURE, made this 12 day of April, 2019 by **Jill Walker**, GRANTOR, for and in consideration of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, convey and sell to **Private Lending Group, Inc.**, a Nevada corporation, GRANTEE, to vest in GRANTEE, all of the following described premises in Illinois, to wit:

The property commonly known as: 4318 W. St. Paul Ave., Chicago, Illinois 606³⁹. **Parcel Identification No. 13-33-414-044-0000** with a Legal Description as set forth in APPENDIX 1 attached hereto.

GRANTEE shall have and hold such premises subject only to the following:

1. general real estate taxes due and payable and subsequent taxes;
2. liens and encumbrances of record
3. building lines and easements of record;

GRANTOR, for itself and its successors, warrants to GRANTEE the following:

1. GRANTOR has not done anything or suffered to be done anything whereby the subject premises are, or may be in any manner, encumbered;
2. GRANTOR is conveying to GRANTEE good and merchantable title to the subject premises;
3. GRANTOR will forever defend the subject premises from all persons claiming through GRANTOR, but not otherwise.

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Appendix 1

Legal Description

LOT 12 IN BLOCK 2 IN W. W. MARCY'S RESUBDIVISION OF PARTS OF ROBERTSON'S SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4, SOUTH OF GRAND AVENUE AND EAST OF THE WEST 26.60 CHAINS THEREOF, OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A: 4818 W. St. Paul Ave., Chicago, IL 60639

PIN: 13-33-414-044-0000

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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.

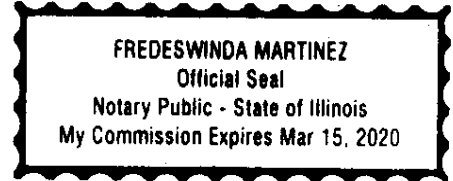
Dated: April 11 2019 Signature: Jill Walker
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE

ME BY THE SAID _____

THIS 12th DAY OF April, 2019

NOTARY PUBLIC Fredeswinda Martinez



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.

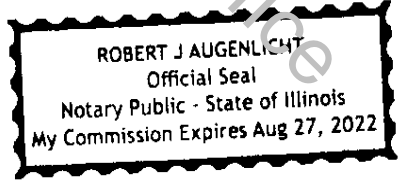
Dated: April 16, 2019 Signature: [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE

ME BY THE SAID Michael O. Kurtz

THIS 16th DAY OF April, 2019

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 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.]