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Doc# 1910616030 Fee \$44.00

WARRANTY DEED

₹HSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDUARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

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

THIS INDENTURE, made this 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 606. 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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IN WITNESS THEREOF, GRANTOR has hereunto set her hand and seal:

by:

STATE OF ILLINOIS **COOK COUNTY**

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jill Walker, personally known to me or proven through satisfactory evidence to be the same persons whose names are subscribed in the foregoing instrument, appeared before me this day in person, and signed, sealed and delivered the said instrument as such Grantor for the uses and purposes therein set forth.

Given under my hand and official seal, this $\frac{B}{B}$ day of $\frac{B}{B}$

FREDESWINDA MARTINEZ Official Seal Notary Public - State of Illinois My Commission Expires Mar 15, 2020

This instrument was prepared by: Robert J. Augenlicht, 12.3 W. Madison St., Ste. 700, Chicago, IL 60602

MAIL TO: Kurtz & Augenlicht LLP, 123 W. Madison St., Suite 700 Chicago, Illinois.

SEND SUBSEQUENT TAX BILLS TO:

Private Lending Group Attn: Daniel Wynn 9255 W Russell Rd B263 Las Vegas, NV 89148

REAL ESTATE TRA	NSEED TAY	10 An- 0040
TOTAL TRANSPER TAX		_16-Apr-2019
200	CHICAGO:	101.25
	CTA:	40.50
	TOTAL:	141.75 *
13-33-414-044-000	00 20190401647804	0-819-694-496

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX			16-Apr-2019	
	755		COUNTY:	6.75
			ILLINOIS:	13.50
_			TOTAL:	20.25
	13-33-414-044-0000		20190401647804	0-415-910-816

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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.

4818 W. St. Faul Ave., Chicago, IL 60639 C/K/A: OCH COUNTY CIEPAS OFFICE

13-33-414-044-0000 PIN:

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that to the bet 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:

irantor or Agent

SUBSCRIBED AND SWORN TO BEFORE

ME BY THE SAID

THIS LAT DAY OF COPEL , 2019

FREDESWINDA MARTINEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 15, 2020

NOTARY PUBLIC

The grantee or his agent affirms that to the bet of his knowledge, the name of the grantee shown on the deed or assignment of bene icial 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:

Opril Ve, 2019

Signature:

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE

MEBYTHESAID Michael O. Kurtz

THIS 16 DAY OF April , 2019

NOTARY PUBLIC

ROBERT J AUGENLICHT
Official Seal
Notary Public - State of Illinois

My Commission Expires Aug 27, 2022

Note: Any person who knowingly submits a false statement concerning he 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.]