

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

PT 19-49854 / 8/27



\*19120171440\*

Doc# 1912017144 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/30/2019 03:05 PM PG: 1 OF 5

**THE GRANTOR**, Urban Communities, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, **CONVEYS** and **WARRANTS** to **GRANTEE** White Oak Properties Group, LLC, an Illinois limited liability company, having its principal place of business in Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 10, 9, AND WEST 1.23 FEET OF LOT 8 IN BLOCK 1 IN B.F. CRONKITE AND COMPANY'S SUBDIVISION OF THAT PART OF THE NORTH ½ OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable.

Permanent Real Estate Index Number: 20-03-402-050-0000

Address of Real Estate: 537 E. 43<sup>rd</sup> Street, Chicago, IL ~~60637~~ 60657 (A)

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

THIS IS NOT HOMESTEAD PROPERTY.

This transfer is exempt under Paragraph (e) of the Property Tax Code, 35 ILCS 200/31-45(e).

[SIGNATURE ON THE FOLLOWING PAGE]

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Dated this 6<sup>th</sup> day of April, 2019.

Urban Communities, LLC, an Illinois limited liability company,

By: White Oak Properties, LLC, an Illinois limited liability company, its Manager

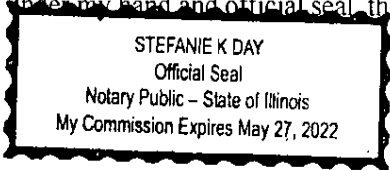
By: DMI Real Estate Group, LLC, a California limited liability company, its Manager

By: [Signature]  
Name: BJ KIM  
Its: Member

STATE OF Illinois, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BJ Kim, Member of DMI Real Estate Group, LLC, a California limited liability company, Manager of White Oak Properties Group, LLC, an Illinois limited liability company, Manager of Urban Communities, LLC, an Illinois limited liability company, 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 he signed, sealed and delivered the said instrument as his 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 6<sup>th</sup> day of April, 2019



Stefanie K. Day (Notary Public)

**Prepared By:** Thompson & Thompson  
19 S. LaSalle St., Suite 302  
Chicago, IL 60603

**Mail To, Name & Address of Taxpayer:**  
White Oak Properties Group, LLC  
10200 Sepulveda Blvd., Ste. 290  
Los Angeles, CA 91345

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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 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 4.6.19

Signature Stephanie K Day  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Agent  
THIS 6<sup>th</sup> DAY OF April,  
2019.

NOTARY PUBLIC Sarah M. Mahoney



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 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 and hold title to real estate under the laws of the State of Illinois.

Dated 4.6.19

Signature Stephanie K. Day  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Agent  
THIS 6<sup>th</sup> DAY OF April,  
2019.

NOTARY PUBLIC Sarah M. Mahoney



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.

[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.]

# UNOFFICIAL COPY



20-03-402-050-0000

20190401659155

2-057-389-984

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

COOK COUNTY  
ORDER OF DEEDS

Property of Cook County Clerk's Office

COOK COUNTY  
ORDER OF DEEDS

COOK COUNTY  
ORDER OF DEEDS

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CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-03-402-050-0000 | 20190401659155 | 0-142-526-368  
 Total does not include any applicable penalty or interest due.

COOK COUNTY  
 RECORDER OF DEEDS

Property of Cook County Clerk's Office

COOK COUNTY  
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