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Doc#: 1913312001 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/13/2019 10:05 AM Pg: 1 of 3

Dec ID 20190501670542
ST/CO Stamp 1-846-884-256

WARRANTY DEED Fee Simple

THE GRANTOR

(The space above for Recorder's use only)

LARRY M. DREYFUS, married (Not Homestead Property of) CHICAGO ILLINOIS, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to WEST SUBURBAN PROFESSIONAL CENTER, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, the following described Real Estate situated in Cook County, Illinois, commonly known as 2040 NORTH HARLEM, ELMWOOD PARK, ILLINOIS, legally described as:

LEGAL DESCRIPTION

LOT 3 IN MONT CLARE HILLSIDE SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

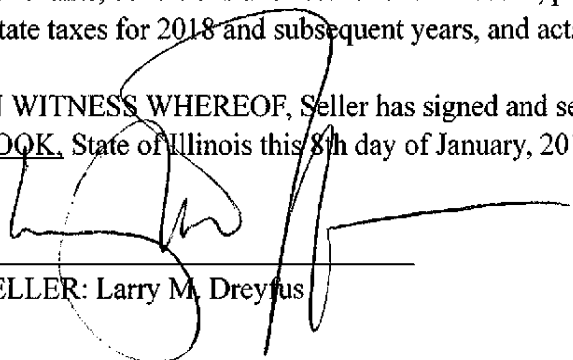
Property Address: 2040 North Harlem, Elmwood Park, Illinois 60072

Property Index No.: 12-36-231-016

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2018 and subsequent years, and acts done by or through the Buyer.

IN WITNESS WHEREOF, Seller has signed and sealed this Warranty Deed in the County of COOK, State of Illinois this 8th day of January, 2018.


SELLER: Larry M. Dreyfus

ATA / GMT Title Agency
85 W. Algonquin Road, Suite 120
Arlington Heights, IL 60005
File # Acc 200 2040 N Harlem

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STATE OF ILLINOIS)
) ss.
COOK COUNTY)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, LARRY M. DREYFUS, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of January, 2018.



Sandra Acosta
NOTARY PUBLIC

Commission expires 02/09/2021

This instrument was prepared by: Larry M. Dreyfus
Dreyfus Law Group
2040 N. Harlem Avenue
Elmwood Park, IL 60707

MAIL TO:

ANTONIO REBOLLEDO
West Suburban Professional Center LLC
2040 North Harlem, Elmwood Park, IL 60070

SEND SUBSEQUENT TAX BILLS TO:

ANTONIO REBOLLEDO
West Suburban Professional Center LLC
2040 North Harlem, Elmwood Park, IL 60070



Village of Elmwood Park
Real Estate Transfer Stamp

EXEMPT

Exempt under provisions of Paragraph E Section 4-1 Real Estate

Transfer Tax Act

9/10/18
Date

Buyer, Seller or Representative

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 04 19 2019

SIGNATURE: _____

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Larry Dreyfus

On this date of: 04 19 2019

NOTARY SIGNATURE: _____

Sandra Acosta

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 04 18 2019

SIGNATURE: _____

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

Sandra Acosta

By the said (Name of Grantee): West Suburban Professional Center, LLC

AFFIX NOTARY STAMP BELOW

On this date of: 04 18 2019

NOTARY SIGNATURE: _____

Sandra Acosta



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)