

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT, made between Grantor, II Red Trading, Inc., an Illinois corporation, party of the first part, and Grantee, 1834P, LLC, party of the second part,



1927749101D

Doc# 1927749101 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/04/2019 11:12 AM PG: 1 OF 3

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no Dollars (\$10.00) in hand paid by the party of the second part, the receipt of which is hereby acknowledged, does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, all the following described real estate, situated in Cook County, Illinois, known and described as follows:

UNIT A5 IN THE HILLSIDE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION FILED AS DOCUMENT LR61331705, AS AMENDED FROM TIME TO TIME, IN THE WEST ½ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as: **UNIT 5-A, 605 N. WOLF ROAD, HILLSIDE, ILLINOIS 60162 (AKA Unit "A-5")**

Permanent Index Number: **15-08-315-025-1005**

Together with all the hereditaments and appurtenances thereto, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, **TO HAVE AND TO HOLD** the premises as above described.

And the party of the first part, for itself and its successors, officers and agents, does covenant, promise and agree, to and with the party of the second part, her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, Subject To: taxes for 2019 and future years; covenants; easements, conditions and restrictions of record, rights of all occupants and tenants of the premises.

REAL ESTATE TRANSFER TAX

04-Oct-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

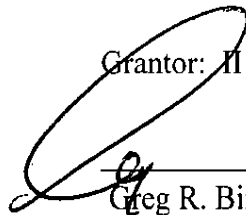
15-08-315-025-1005

| 20190901693289 | 1-483-249-248

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IN WITNESS WHEREOF, the party of the first part has signed this Special Warranty Deed this 18th day of September, 2019.

Grantor: II Red Trading, Inc.



Greg R. Bingham, Manager and
Authorized Signator

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Greg R. Bingham, as Manager of II Red Trading, Inc., 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.

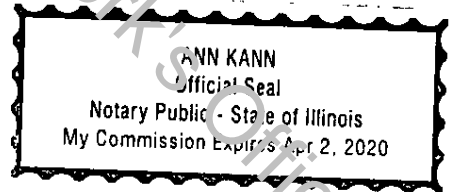
Given under my hand and official seal, this 18th day of September, 2019.



Notary Public

This instrument was prepared by:
II Red Trading, Inc.
336 E. North Ave., #200
Northlake, IL 60164

SEND SUBSEQUENT TAX BILLS TO:
1834P tbl
100 N. Salle St., Suite 2400
Chicago, IL 60602



605 WOLF AS
VILLAGE OF HILLSIDE
9/2019
722164 REAL ESTATE TRANSFER TAX
15-08-315-025-1005

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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: 9 | 18 | 2019

SIGNATURE: [Signature]
GRANTOR or AGENT

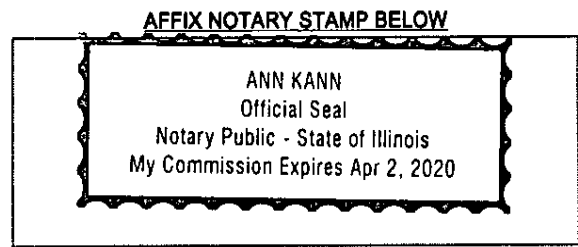
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Red Trading, Inc.

On this date of: 9 | 18 | 2019

NOTARY SIGNATURE: [Signature]



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: 9 | 18 | 2019

SIGNATURE: [Signature]
GRANTEE or AGENT

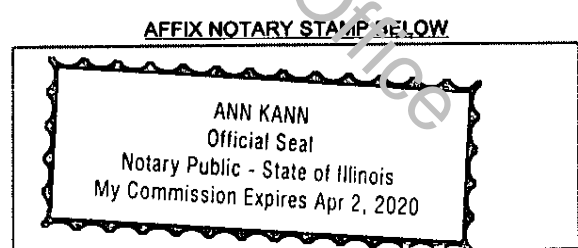
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): 18348 LLC

On this date of: 9 | 18 | 2019

NOTARY SIGNATURE: [Signature]



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)**)