

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL



Doc# 1931845143 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/14/2019 04:09 PM PG: 1 OF 3

Preparer File: 23297-242


THE GRANTOR(S) SEGGIO DEVELOPMENT LLC, an Illinois Limited Liability Company (as stated in the Judicial Sale Deed dated 03/13/2018 and Recorded 03/15/2018 as Document No. 1807413087), of the City of CHICAGO, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to SEGGIO HOLDINGS LLC, an Illinois Limited Liability Company, of P.O. Box 10122, Chicago, IL 60610-0122, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:



LOT 25 IN C.A. PENNER'S ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 14-08-102-021-0000

Address(es) of Real Estate: 1429 W. Gregory St.
Chicago, Illinois 60640

[Signature page follows]

REAL ESTATE TRANSFER TAX	14-Nov-2019
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *
14-08-102-021-0000 20191101642537 0-198-936-928	

REAL ESTATE TRANSFER TAX	14-Nov-2019
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
14-08-102-021-0000 20191101642537 2-042-661-216	

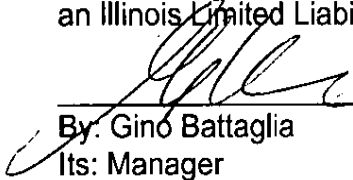
* Total does not include any applicable penalty or interest due.

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Dated this 12th day of November, 20 19

SEGGIO DEVELOPMENT LLC
an Illinois Limited Liability Company

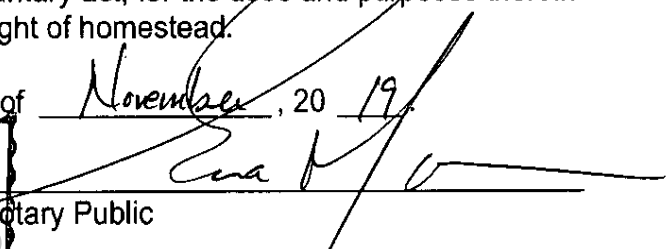

By: Gino Battaglia
Its: Manager

STATE OF ILLINOIS, COUNTY OF Cook SS

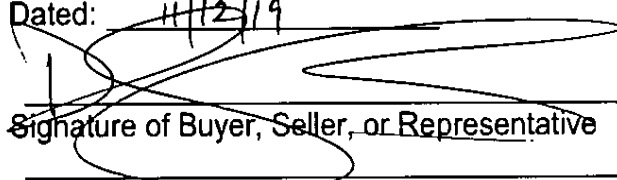
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gino Battaglia, as Manager of SEGGIO DEVELOPMENT LLC, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 12th day of November, 20 19.




Notary Public
My Commission Expires 6/23/2020

Exempt under provisions of paragraph 4e Section 31-45, real estate transfer tax law.

Dated: 11/12/19

Signature of Buyer, Seller, or Representative

Prepared by:
David S. Dordek, Esq.
Dordek Rosenberg & Associates
8424 Skokie Blvd Suite 200
Skokie, IL 60077

Mail to:
Dordek Rosenberg & Associates
8424 Skokie Blvd, Suite 200
Skokie, IL 60077

Name and Address of Taxpayer:
SEGGIO HOLDINGS LLC
P.O. Box 10122
Chicago, IL 60610-0122

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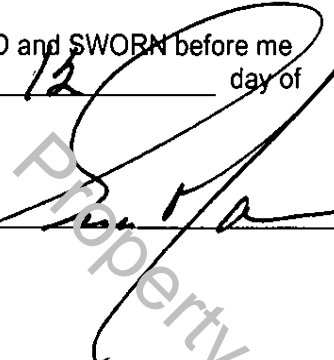
STATEMENT BY GRANTOR AND GRANTEE

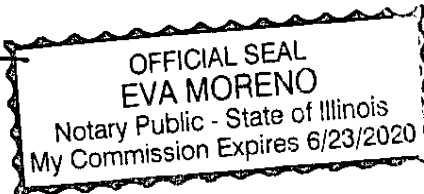
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Date: 11/12/19

Signature: 
Grantor or Agent

SUBSCRIBED and SWORN before me this 12 day of November 20 19.


Notary Public

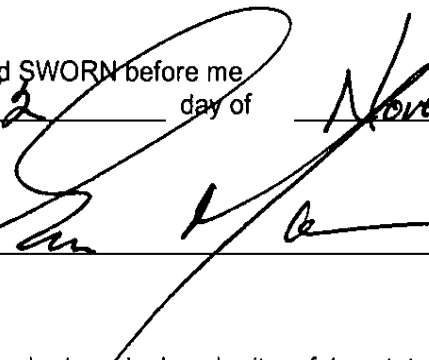


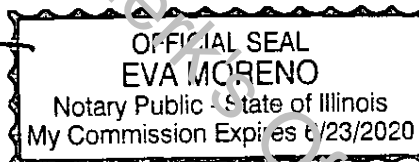
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date: 11/12/19

Signature: 
Grantee or Agent

SUBSCRIBED and SWORN before me this 12 day of November 20 19.


Notary Public



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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in the County of COOK in the State of Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]