

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL



Doc# 1931845145 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

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

Preparer File: 23297-245


THE GRANTOR(S) SEGGIO DEVELOPMENT LLC, an Illinois Limited Liability Company (as stated in the Judicial Sale Deed dated 02/27/2018 and Recorded 03/02/2018 as Document No. 1806129092), 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 6 IN PONTARELLI BUILDERS SUBDIVISION UNIT 2 BEING A SUBDIVISION IN THE NORTH EAST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-19-207-044-0000



Address(es) of Real Estate: 6722 W. Berenice Ave.  
Chicago, Illinois 60634

**[Signature page follows]**

REAL ESTATE TRANSFER TAX	14-Nov-2019
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-19-207-044-0000 | 20191101642531 | 1-456-615-776

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

REAL ESTATE TRANSFER TAX	14-Nov-2019
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

13-19-207-044-0000 | 20191101642531 | 0-581-110-112

S ✓  
P 3  
S ✓  
M ✓  
SC ✓  
E ✓  
INT ✓

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Dated this 12<sup>th</sup> day of November, 20 19

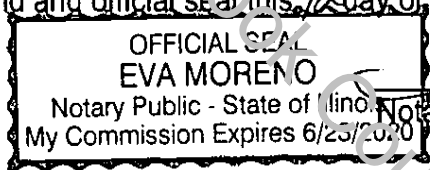
SEGGIO DEVELOPMENT LLC  
an Illinois Limited Liability Company

[Signature]  
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 12<sup>th</sup> day of November, 20 19.



[Signature]  
Notary Public

Exempt under provisions of paragraph 4e Section 21-45, real estate transfer tax law.

Dated: 11/12/19  
[Signature]  
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

Produce of Cook County Clerk's Office

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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: [Signature]  
Grantor or Agent

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

[Signature]  
Notary Public



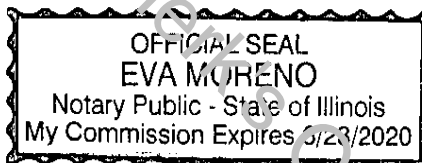
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

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

[Signature]  
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.]