



WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL TO LLC

Doc# 1933713171 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 12/03/2019 02:44 PM PG: 1 OF 3

Property of Cook County Clerk's Office


THE GRANTOR, **Scott Bellgrau** and **Marcilia Bellgrau**, husband and wife, of 229 W. Grand Ave., Bensenville, IL, for and in consideration of ten dollars, and other good and valuable consideration, in hand paid, and CONVEY and WARRANT to **GEMS REAL ESTATE, LLC**, a 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, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

LOT 28 (EXCEPT THE WEST 6 INCHES THEREOF) IN BLOCK 6 IN THE SUBDIVISION OF BLOCKS 4, 5, 6, 7, 8, AND 9 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-35-400-045~~0~~-0000

Address of Real Estate: 3574 W. Cortland St., Chicago, IL 60647

Dated this 3rd day of October 2019




Scott Bellgrau



Marcilia Bellgrau

REAL ESTATE TRANSFER TAX		03-Dec-2019
COUNTY:	ILLINOIS:	0.00
TOTAL:		0.00
13-35-400-045-0000		20191201659393 2-067-794-272

REAL ESTATE TRANSFER TAX		03-Dec-2019
	CHICAGO:	0.00
	CTA:	0.00
TOTAL:		0.00 *

13-35-400-045-0000 | 20191201659393 | 0-547-936-608

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


S
P
S
M
SC
E
INT

UNOFFICIAL COPY

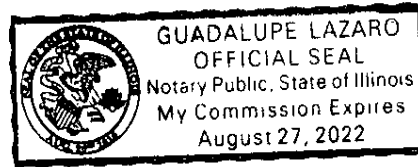
STATE OF ILLINOIS, COUNTY OF DuPage SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Scott Bellgrau** and **Marcilia Bellgrau**, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 31st day of October 2019



Notary Public



Prepared by:
Cerami Law Firm LLC
1S450 Summit Ave., Ste. 325
Oakbrook Terrace, IL 60181

Mail to:
Cerami Law Firm LLC
1S450 Summit Ave., Ste. 325
Oakbrook Terrace, IL 60181

Name and Address of Taxpayer:

Scott Bellgrau
229 W. Grand Ave., Ste. X
Bensenville, IL 60106

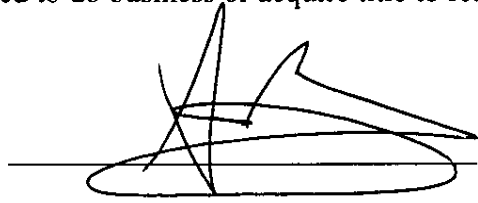
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

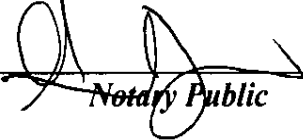
THE GRANTOR(S), or his/her/their Agent affirm that, to the best of his/her/their knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and 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.

Dated: October 31, 2019

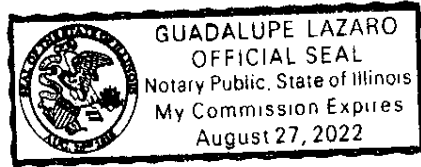
Signature:



*Subscribed and Sworn to before me by the said
Scott Bellgrau
this 31st day of October, 2019*



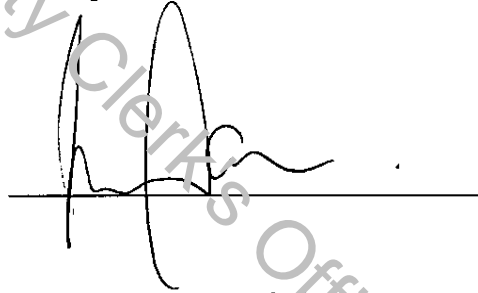
Notary Public




THE GRANTEE(S), or his/her/their Agent affirm(s) and verifie(s) 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: October 31, 2019

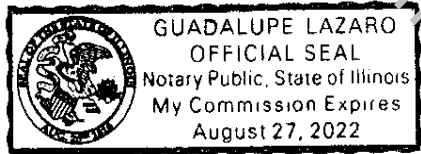
Signature:



*Subscribed and Sworn to before me by the said
Marcilia Bellgrau
this 31st day of October, 2019*



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 of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).