

# UNOFFICIAL COPY



Doc# 1933822058 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: 51.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/04/2019 01:18 PM PG: 1 OF 4

Commitment Number: 19079770

This instrument prepared by: Koss M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:  
BCHH, Inc.  
181 Montour Run Road  
Coraopolis, PA 15108

Mail Tax Statements To: JEFFREY M. WILLIAMS, 90 Southaven Circle, Ste. 15, Santa Rosa Beach, FL 32459

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
14-28-104-090-1008


## GENERAL WARRANTY DEED



MP PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, hereinafter grantor, whose address is 90 Southaven Circle, Ste. 15, Santa Rosa Beach, FL 32459, for \$ 0.00 (ZERO) in consideration paid, grants, with general warranty covenants to JEFFREY M. WILLIAMS, hereinafter grantee, whose tax mailing address is 90 Southaven Circle, Ste. 15, Santa Rosa Beach, FL 32459, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

UNIT 736-2 IN VICTORIAN LANE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE SUBDIVISION OF THE NORTH 93.4 FEET OF THE WEST 506.8 FEET (EXCEPT THAT PART TAKEN FOR HALSTED STREET) OF LOT 2 IN BICKERDIKE, AND STEEL'S

NORTHWEST 1/4 OF SECTION 28.

REAL ESTATE TRANSFER TAX	04-Dec-2019
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	04-Dec-2019
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

14-28-104-090-1008 | 20191001624450 | 1-669-249-376

14-28-104-090-1008 | 20191001624450 | 0-477-460-832

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

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**TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO SUB-LOT 1 IN THE SUBDIVISION OF LOT 21 IN OAK GROVE ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 77 FEET 4-3/16 INCHES OF SAID LOT 21) TOGETHER WITH THE PRIVATE STREET KNOWN AS CALIFORNIA TERRACE, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24879193, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE, INTEREST IN THE COMMON ELEMENTS.**

**PRIOR RECORDED DEED BETWEEN FARRAH E. WILLIAMS AND JEFFREY WILLIAMS, A MARRIED COUPLE AND MP PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY DATED: 2/28/2018, RECORDED DATE: 3/29/2018, IN INSTRUMENT NO. 1808353697.**

**PARCEL ID: 14-28-104-090-1009**

**Property Address is: 736 W CALIFORNIA TER # 2 CHICAGO, IL 60657**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

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Executed by the undersigned on June 30<sup>th</sup>, 2019:

Jeffery M. Williams  
MP PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: Jeffery M. Williams

Its:

STATE OF Florida  
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me on June 30<sup>th</sup>, 2019 by Jeffery M. Williams its MP PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Emily Garcia  
Notary Public

MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 6/30/19

Jeffery M. Williams  
Buyer, Seller or Representative

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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 land trust is either a natural person, and 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 June 30<sup>th</sup>, 2019

[Signature]  
Signature of Grantor or Agent



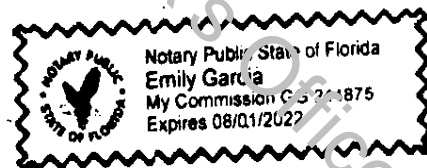
Subscribed and sworn to before  
Me by the said Jeffery M. Williams  
this 30 day of June,  
2019.

NOTARY PUBLIC [Signature]

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 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.

Date June 30<sup>th</sup>, 2019

[Signature]  
Signature of Grantee or Agent



Subscribed and sworn to before  
Me by the said Jeffery M. Williams  
This 30 day of June,  
2019.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)