

# UNOFFICIAL COPY



Doc# 2006406096 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/04/2020 02:21 PM PG: 1 OF 3

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 27th day of February, 2020, between JRD LLC - 10, an Illinois limited liability company, party of the first part, and JRDA1 PROPERTIES LLC, a Delaware limited liability company, party of the second part, of the City of Dover, State of Delaware.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of COOK, and State of Illinois known and described as follows, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: UNITS 1, 2 and 3 IN 3150 WEST FILLMORE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 29 IN OTIS SUBDIVISION OF BLOCK 6 IN PIPER'S SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0524139066, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN, THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF (P-1), (P-2) AND (P-3), LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0524139066.

COMMONLY KNOWN AS: 3150 W. FILLMORE ST. UNITS 1-3, CHICAGO, IL 60612.

TAX ID: 16-13-320-030-1001; 16-13-320-030-1002 and 16-13-320-030-1003

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above

S Y  
P 3  
S 3 Ps  
M X  
SC      
E X  
INT AB

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described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

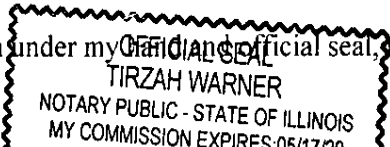
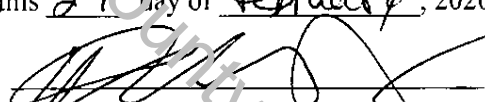
And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND.**

JRD LLC - 10

By:   
Jonas Da Silva, Manager

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that the above signed, 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 severally acknowledged that they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.


Given under my Official Seal, this 27 day of February, 2020.  
  
 (Notary Public)



EXEMPT UNDER PROVISION OF PARAGRAPH E OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).

2.27.2020  
Date  
  
Agent

**Prepared By:** Law Offices of Renee Meltzer Kalman, P.C., 100 N. LaSalle Street Suite 1605, Chicago, Illinois 60602

Mail to and Send Subsequent Tax Bills to:  
**JRDA1 Properties LLC, P.O. Box 47024 Chicago IL 60647**

REAL ESTATE TRANSFER TAX		04-Mar-2020
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

REAL ESTATE TRANSFER TAX		04-Mar-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

16-13-320-030-1001 | 20200201628776 | 1-985-148-768

16-13-320-030-1001 | 20200201628776 | 1-707-087-712

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

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## FIDELITY NATIONAL TITLE INSURANCE COMPANY



PHONE:  
FAX:

### STATEMENT BY GRANTOR AND GRANTEE

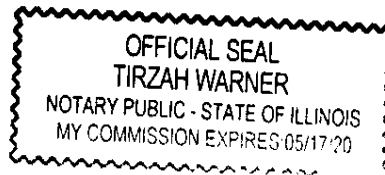
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated February 27, 2020 Signature:   
Grantor or Agent

Subscribed and sworn to before me by the  
said Grantor

this 27 day of February  
2020

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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated February 27, 2020 Signature:   
Grantee or Agent

Subscribed and sworn to before me by the  
said Grantee

this 27 day of February  
2020

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]