

UNOFFICIAL COPY

Doc#: 2015057027 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/29/2020 09:43 AM Pg: 1 of 3

Dec ID 20200401668833
ST/CO Stamp 2-018-743-520
City Stamp 0-881-177-824

**WARRANTY DEED
STATUTORY (ILLINOIS)
LIMITED LIABILITY COMPANY
TO INDIVIDUAL
LST 2010618**

The Above Space for Recorder's Use Only

THE GRANTOR, JPK FLATS, 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, with its principal place of business located at 2234 W. Erie St., Chicago, IL 60612, for and in consideration of the sum of TEN DOLLARS, in hand paid, and pursuant to authority given by the Members of said company;

CONVEYS and WARRANTS unto JOHN K. MACGREGOR, KEVIN B. MACGREGOR AND PAMELA M. MACGREGOR, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 36 IN BARNEY'S SUBDIVISION OF BLOCK 19 IN THE CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

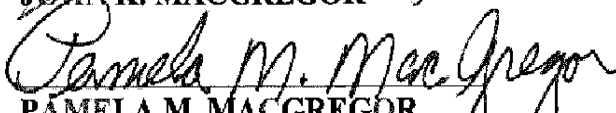
**CKA: 2234 W. ERIE ST., CHICAGO, IL, 60612
PIN: 17-07-110-034-0000**

TO HAVE AND TO HOLD said premises, as **JOINT TENANTS**, forever.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 15 day of April, 2020.

**JPK FLATS, LLC
an Illinois limited liability company,
by all of its Members:**


JOHN K. MACGREGOR


PAMELA M. MACGREGOR


KEVIN B. MACGREGOR

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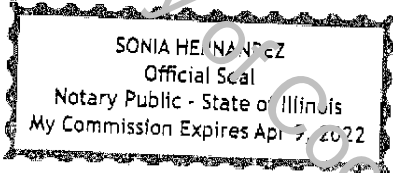
State of Illinois)
) SS
 County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **JOHN K. MACGREGOR, KEVIN B. MACGREGOR AND PAMELA M. MACGREGOR**, personally known to me to be the Members of **JPK FLATS, LLC**, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as Members of said Company, pursuant to authority granted by its Operating Agreement, as his/her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 15 day of April 2020.

[Handwritten Signature]

 Notary Public



MAIL TO:

Lakeshore Title Agency
 3501 Algonquin Rd
 Suite 120
 Rolling Meadows, IL 60008

MAIL TAX BILL TO:

JPK FLATS, LLC
 2234 W. ERIE ST.
 CHICAGO, IL 60612

EXEMPT UNDER THE PROVISIONS OF SEC. 31-45 (e) OF THE ILLINOIS PROPERTY TAX CODE (35 ILCS 200/31-45)

[Handwritten Signature]

SELLER, BUYER OR AGENT

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STATEMENT BY GRANTOR AND GRANTEE

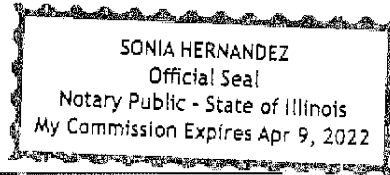
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 April 15, 2020 Signature: John K MacGregor
Grantor or Agent

Subscribed and sworn to before
Me by the said Grantor

this 15 day of April, 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 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 April 15, 2020 Signature: John K MacGregor
Grantee or Agent

Subscribed and sworn to before
Me by the said Grantee

this 15 day of April, 2020.

NOTARY PUBLIC _____



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.)