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2016808012I

Doc# 2016808012 Fee \$55.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/16/2020 09:57 AM PG: 1 OF 3

Prepared by and after Recording mail to:

Cambi L. Cann
Law Offices of Cambi L. Cann, P.C.
22 W. Washington, Suite 1500
Chicago, Illinois 60602

Send future tax bills to:

Cambi L. Cann
Law Offices of Cambi L. Cann, P.C.
22 W. Washington, Suite 1500
Chicago, Illinois 60602

(Above space for Recorder's use only)

00H1200135321
1/2

WARRANTY DEED

THE GRANTOR, JASON RAGAN, a married man, having a mailing address of Unit 4280, Box 37, DPO, AP 96507 ("Grantor"), for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS, WARRANTS AND CONVEYS, to NBFAR INVESTMENTS L.L.C., a Florida limited liability company, having its principal place of business at 8236 Josepha Way, Naples, Florida 34114 ("Grantee"), all of his right, title and interest in the following described Real Estate:

UNITS 1A, 1B, 1C, 2E, 2D, 2C, 2B, 2A, 3A, 3B, 3C, 3D AND 3E IN 7635 S. COLES AVENUE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTHERLY 50 FEET OF LOT 75 (AS MEASURED ON THE WESTERLY LINE THEREOF) IN DIVISION 1 IN WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 0801415077, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

Property Index Number:

21-30-404-044-1001, 21-30-404-044-1002, 21-30-404-044-1003, 21-30-404-044-1004, 21-30-404-044-1005, 21-30-404-044-1006, 21-30-404-044-1007, 21-30-404-044-1008, 21-30-404-044-1009, 21-30-404-044-1010, 21-30-404-044-1011, 21-30-404-044-1012 & 21-30-404-044-1013

Commonly known as: 7635 S. Coles Avenue, Units 1A, 1B, 1C, 2E, 2D, 2C, 2B, 2A, 3A, 3B, 3C, 3D AND 3E, Chicago, Illinois 60649.

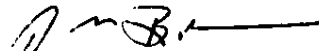
SUBJECT TO: SUBJECT TO: (a) general real estate taxes not yet due or payable; (b) covenants, conditions and restrictions of record; (c) building lines and easements of record so long as such items do not affect the current use of the Real Estate as a residential condominium unit or a garage/parking condominium unit; (d) acts done or suffered by Grantee or anyone claiming through Grantee; (e) any declaration of condominium ownership and amendments thereto to which the Real Estate is subject to; and (f) the Illinois Condominium Property Act.

THIS INSTRUMENT IS HEREBY EFFECTIVE AS OF SEPTEMBER 28, 2016.

THIS IS NOT A HOMESTEAD PROPERTY.

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THIS TRANSACTION IS EXEMPT PURSUANT TO 35 ILCS 200/31-45(E).



Jason Ragan

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 27TH Day of May, 2020, WITH THE CONVEYANCES STATED HEREIN TO BE EFFECTIVE AS OF SEPTEMBER 28, 2016.

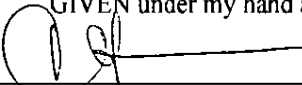


Jason Ragan

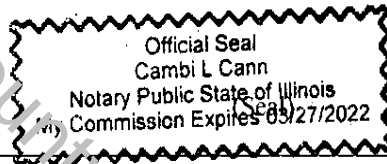
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)


I, Cambi L Cann, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jason Ragan, a single man, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 27th day of May, 2020.





Notary Public
My Commission Expires: 3/27/2022



REAL ESTATE TRANSFER TAX		12-Jun-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

21-30-404-044-1001 | 20200501689321 | 1-312-438-816

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

REAL ESTATE TRANSFER TAX		12-Jun-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

21-30-404-044-1001 | 20200501689321 | 1-375-003-360

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GRANTOR/GRANTEE STATEMENT

The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantor 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.

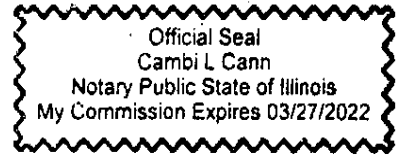
Dated: May 29, 2020

Signature [Handwritten Signature]
Jason Ragan, authorized agent for Grantor

Subscribed and sworn to before me
by the said Grantor

This 29th day of May, 2020.

Notary Public [Handwritten Signature]



The Grantee or is/her 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.

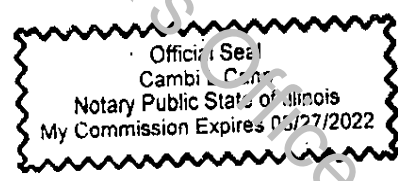
Dated: May 29, 2020

Signature [Handwritten Signature]
Jason Ragan, authorized agent for Grantee

Subscribed and sworn to before me
by the said Grantee

This 29th day of May, 2020.

Notary Public [Handwritten Signature]



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.)