

UNOFFICIAL COPY

Doc#: 2028222160 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/08/2020 03:56 PM Pg: 1 of 4
Dec ID 20200801670083
City Stamp 0-354-382-304

CORPORATE SPECIAL WARRANTY DEED

ILLINOIS

20-7114

Above Space for Recorder's Use Only

THE GRANTOR(s), Gedville LLC, an Illinois limited liability corporation organized and existing under the laws of Illinois, of the City of Lemont, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, pursuant to the authority given by the Members and Managers of said Corporation, CONVEYS and WARRANTS to GRANTEE, Michael J. Gedville and Rocio Gedville, not as tenants in common, but as Joint Tenants with the full right of survivorship, of 1267 Chatham Drive, Lemont, Illinois, the following described Real Estate situated in the County of Cook, State of Illinois to wit: (See page 3 for legal description attached hereto and made part here of), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2019 and subsequent years; covenants, conditions and restrictions of record, leases, parties in possession, matters of survey, zoning and use ordinances, and matters of survey, if any;

Permanent Real Estate Index Number(s): 17-20-400-049-0000
Address of Real Estate: 1118 W. 17th Street, Chicago, Illinois, 60608.

The Undersigned persons executing this deed on behalf of Grantor, represents and certifies that they are the Members and Managers of Grantor and has been fully empowered and authorized by the operating agreement governing the corporate affairs of Gedville LLC, and by the proper compliance and in accordance with and by the Members and Managers of the Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for making of such conveyance has been taken.

The Grantor warrants to the Grantee and his successors in title that it has not created or permitted to be created any lien, charge, lease or encumbrance against said property; and, the Grantor covenants that it shall defend said premises to the extent of the warranties of the warranties made herein against claims of all persons subject to those encumbrances states herein.

Gedville LLC

By:


Michael J. Gedville, one of its Managers


Rocio Gedville, one of its Managers

Michael J. Gedville, as Trustee of the Gedville Family Trust, its Sole Member

10f2

REAL ESTATE TRANSFER TAX

21-Aug-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-20-400-049-0000 | 20200801670083 | 0-354-382-304

* Total does not include any applicable penalty or interest due

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SIGNATURE PAGE OF CORPORATE SPECIAL WARRANTY DEED

Property of Cook County Clerk's Office

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Gedville and Rocio Gedville, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they executed the foregoing deed for and on behalf of said Grantor, that he/she 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.

Signed and Sealed before me this 26th day of May, 2020.

Given under my hand and official seal:

Christanne M. Murrens

Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as: 1118 W. 17th Street, Chicago, Illinois, 60608.

LOT 14 IN THE SUBDIVISION OF THE NORTH 1/2 OF LOT 2 IN THE ASSESSOR'S DIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This conveyance is exempt under the provisions of Para. E, Sec. 31-45, Real Estate Transfer Tax Law, 35 ILCS 200/31-45.

Date: 5/27/2020
Seller, Buyer or Representative



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This instrument was prepared by: Michael J. Gedville Rocio Gedville 1267 Chatham Dr. Lemont, IL, 60439	Send subsequent tax bills to: Michael J. Gedville Rocio Gedville 1267 Chatham Dr. Lemont, IL, 60439	Mail to: Michael J. Gedville Rocio Gedville 1267 Chatham Dr. Lemont, IL, 60439
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Return to

Novas Title Company, LLC
1801 S. Meyers Rd.
Suite 250
Oakbrook Terrace, IL 60181

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 5 | 26 | 20 20

SIGNATURE: Grace Cruz
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

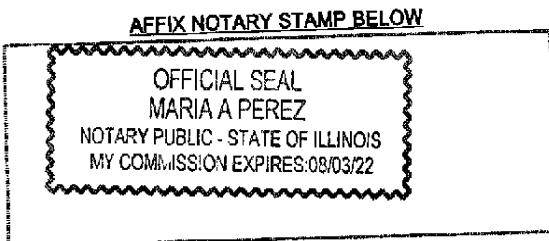
Subscribed and sworn to before me, Name of Notary Public:

MARIA A PEREZ

By the said (Name of Grantor): Grace Cruz

On this date of: 5 | 26 | 20 20

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 5 | 26 | 20 20

SIGNATURE: Grace Cruz
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

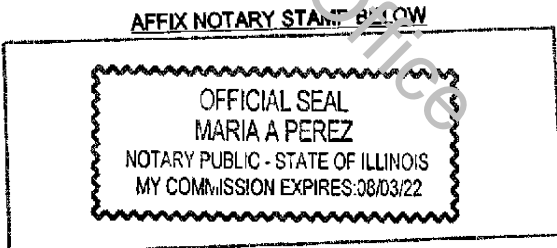
Subscribed and sworn to before me, Name of Notary Public:

MARIA A PEREZ

By the said (Name of Grantee): Grace Cruz

On this date of: 5 | 26 | 20 20

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)