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2107657007D

Doc# 2107657007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/17/2021 09:49 AM PG: 1 OF 3

WARRANTY DEED

File No: 21131100

THIS INDENTURE WITNESSETH, that the Grantor(s), JNJ GC Prime, LLC an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Michael Dimeo and Lauren Dimeo, the following described real estate, to-wit:

LOT 34 IN BLOCK 2 IN VAN VLISSINGEN HEIGHTS SUBDIVISION, A SUBDIVISION OF PART OF THE EAST 2/3 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4, NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

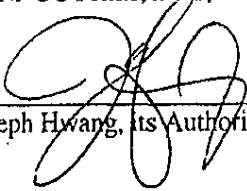
Permanent Real Estate Index Number: 25-12-200-029-0000

Address of Real Estate: 9528 S Chappel Ave, Chicago, IL 60617

Subject to the following restrictions: a) all taxes and special assessments for the year 2020 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 23 Day of February, 2021

By JNJ GC Prime, LLC,



Joseph Hwang, its Authorized Member

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

21131100 1/2

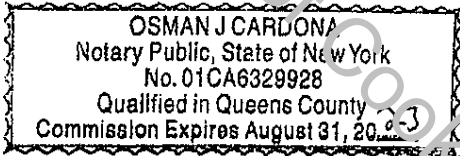
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STATE OF New York)
COUNTY OF New York) ss.

I, the undersigned, Osman Cardona, a Notary Public in and for said County, in the State aforesaid, certify that JOSEPH HWANG, personally known to me to be in his capacity as Member of JNJ GC Prime, LLC, the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that JOSEPH HWANG, in his capacity as Member of the Company, signed and delivered that said instrument pursuant to the authority given by Members of said Company, as his free voluntary act, and as the free voluntary act and deed of the Company, for use and purposes therein set forth.

Given under my hand and Notarial Seal this 23rd day of Feb 2021.



[Signature]
Notary Public

This Instrument was prepared by:

Das Law, Ltd
1016 West Jackson Blvd
Suite 509
Chicago, IL 60607

Future Tax Bills to:
Michael Dimas
3848 Duray Pl
Los Angeles Ca
90008

After recording return document to:

REAL ESTATE TRANSFER TAX		15-Mar-2021
	COUNTY:	42.00
	ILLINOIS:	84.00
	TOTAL:	126.00
25-12-200-029-0000 20210301660929 1-218-130-448		

REAL ESTATE TRANSFER TAX		15-Mar-2021
	CHICAGO:	630.00
	CTA:	252.00
	TOTAL:	882.00 *
25-12-200-029-0000 20210301660929 0-256-322-064		

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

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AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

Gail Maher, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Warranty Deed

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Joseph Huang
(print name(s) of executor/grantor)

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Gail Maher

Affiant's Signature Above

3/16/2021

Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

3/16/2021

Date Document Subscribed & Sworn Before Me

[Signature]

Signature of Notary Public

OFFICIAL SEAL
A Coleman
Notary Public, State of Illinois
My Commissions Expires 10/23/2022

SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.