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2108322008

WARRANTY DEED

Doc# 2108322008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/24/2021 09:35 AM PG: 1 OF 3

The Grantors, **RODNEY D. and CHRISTINE A. CAVITT**, husband and wife, of the City of Boca Raton, County of Palm Beach, and State of Florida, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to:

THE ABOVE SPACE FOR RECORDER'S USE ONLY

3838 N. WESTERN AVE. LLC, an Illinois limited liability company duly organized and validly existing under and by the virtue of the laws of the State of Illinois (the "Grantee"), whose address is 4375 Sanctuary Lane, Boca Raton, Florida 33431, all interest in the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

Lots 1 to 10 inclusive (except part of Lots 8 and 9 of Deed taken for Western Avenue), in Block 1 in River Park Subdivision of Block 10 in Kinzies' Subdivision of the North East Quarter of Section 24, Township 40 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Commonly known as: 3838-3841 N. Western Avenue, Chicago, Illinois **00613**

Permanent Real Estate Index Numbers: 13-24-204-029-0000, 13-24-204-030-0000, 13-24-204-031-0000, 13-24-204-032-0000, 13-24-204-033-0000, 13-24-204-034-0000, and 13-24-204-035-0000, 13-24-204-036-0000, 13-24-204-037-0000

SUBJECT TO: (a) General real estate taxes not delinquent on the date hereof; and (b) Covenants, conditions, and restrictions of record.

TO HAVE AND TO HOLD the said premises with the appurtenances and for the uses and purposes herein, and the Grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, this Warranty Deed is dated as of the 30 day of December, 2020

Rodney D. Cavitt

Christine A. Cavitt

Exempt under provisions of Real Estate Transfer Tax Act 35 ILCS 200/31-45(e)

Rodney D. Cavitt, a Grantor

Dated: December 30, 2020

REAL ESTATE TRANSFER TAX 03-Mar-2021



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

13-24-204-029-0000 | 20210301655759 | 1-020-132-368

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

REAL ESTATE TRANSFER TAX 03-Mar-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

13-24-204-029-0000 | 20210301655759 | 1-876-663-824

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STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that RODNEY D. CAVITT and CHRISTINE A. CAVITT, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30th day of December, 2020.



JANELLEN CARIGNAN
Commission # GG 241082
Expires August 5, 2022
Bonded Thru Budgetary Services

Janelle Carignan

Notary Public

After Recording Mail to:

John R. Wiktor, Esq.
Horwood Marcus & Berk Chartered
500 W. Madison Street, Suite 3700
Chicago, Illinois 60661

Send Subsequent Tax Bills to:

3838 N. WESTERN AVE. LLC
4375 Sanctuary Lane
Boca Raton, FL 33431

This Instrument Was Prepared by:

John R. Wiktor, Esq.
Horwood Marcus & Berk Chartered
500 W. Madison Street, Suite 3700
Chicago, Illinois 60661

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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 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.

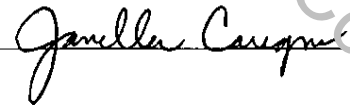
Dated December 30, 2020.

Signatures 
Rodney D. Cavitt, Grantor

Subscribed and sworn to before me by the said Grantor this 30 day of December, 2020.



JANELLEN CARIGNAN
Commission # GG 241092
Expires August 5, 2022
Budget Thru Budget Notary Services

Notary Public 

The Grantee or his/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 December 30, 2020.

Signatures 
Matthew Cavitt, as Manager, Grantee

Subscribed and sworn to before me by the said Grantee this 30th day of December, 2020.



JANELLEN CARIGNAN
Commission # GG 241092
Expires August 5, 2022
Budget Thru Budget Notary Services

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 the provisions of the Illinois Real Estate Transfer Tax Act: 35 ILCS 200/Art. 31.)