

# UNOFFICIAL COPY

Doc#: 2115410202 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/03/2021 03:56 PM Pg: 1 of 3

Dec ID 20210401601057  
ST/CO Stamp 0-250-360-080  
City Stamp 0-585-380-112

**FIRST AMERICAN TITLE**  
**FILE #** 3087409



(10+2)

ATTORNEYS'  
TITLE  
GUARANTY  
FUND,  
INC.

## WARRANTY DEED - LIMITED LIABILITY COMPANY TO INDIVIDUAL Statutory (Illinois)

THE GRANTOR, E.S.C. Properties Company LLC, an Illinois 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company party of the first part, CONVEYS and WARRANTS to RAMZI YOKANA, of \_\_\_\_\_, party of the second part, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

Lot 9 in Block 21 in Walker's subdivision of Blocks 1 to 31 inclusive of W.B. Walker's Addition to Chicago, in the southwest 1/4 of Section 14, Township 40 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 13-14-520-408-0000

Commonly known as: 4165 N. Elston Avenue, Chicago, IL 60618

(Street Address, City, State, Zip)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 1 day of April, 2021.

By \_\_\_\_\_

Signature of Authorized Member or Manager

**RAMZI YOKANA**

Name of Authorized Member or Manager

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STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF DU PAGE )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **RAMZI YOKANA**, personally known to me to be the Authorized Member or Manager of **E.S.C. Properties Company LLC**, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 1st day of April, 2021.

*Frances J White*  
 \_\_\_\_\_  
 Notary Public



**Mail this recorded instrument to:**

Ramzi Yokana  
 2930 Mannheim Road  
 Suite 2  
 Franklin Park IL 60131-2265

**This instrument prepared by:**

William F. White  
 White & White  
 5330 Main Street #205  
 Downers Grove, IL 60515

**Mail future tax bills to:**

Ramzi Yokana  
 2930 Mannheim Road  
 Suite 2  
 Franklin Park IL 60131-2265

**Transfer Tax Exemption statement.**

This transfer is exempt pursuant to 35 ILCS 200/31-45 (e) as the actual consideration is less than \$100.00

4-1-2021  
 \_\_\_\_\_  
 Ramzi Yokana

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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: 4 | 1 | 2021

SIGNATURE: [Signature] **GRANTOR or AGENT** President

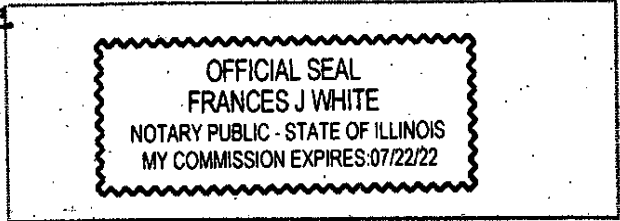
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: FRANCES J. WHITE

By the said (Name of Grantor): E.S.C. PROPERTIES COMPANY **AFFIX NOTARY STAMP BELOW**  
LLC

On this date of: 4 | 1 | 2021

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: 4 | 1 | 20

SIGNATURE: [Signature] **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: FRANCES J. WHITE

By the said (Name of Grantee): RAMZI YOKANA **AFFIX NOTARY STAMP BELOW**

On this date of: 4 | 1 | 2021

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)**)