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2121419026D

Doc# 2121419026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/02/2021 11:29 AM PG: 1 OF 6

Commitment Number: IL21105062

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605. File Number: IL21105062.

After Recording, Send To:

Boston National Title Agency, LLC
400 Rouser Rd. Ste. 500
Conaopolis, PA 15108

Mail Tax Statements To: FRANKLIN ASSOCIATES, LLC: ~~12909 S SANGAMON ST., CHICAGO, IL 60643~~
Frankfort, IL 60423

21200 LAGrange-Ste 219 Rt 18F

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
25-32-209-082

GENERAL WARRANTY DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

RLFSELF CAPITAL INVESTMENTS LLC, a Limited Liability Company, hereinafter grantor, whose tax-mailing address is ~~12909 S SANGAMON ST., CHICAGO, IL 60643~~, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to FRANKLIN ASSOCIATES, LLC, hereinafter grantee, whose tax mailing address is ~~12909 S SANGAMON ST., CHICAGO, IL 60643~~, the following real property:

21200 S. LAGrange Rd. Ste 219. Frankfort, IL 60423 Rt 18F

The following described real estate, Cook County, State of Illinois, to wit: LOT 41 (EXCEPT THE 9 FEET THEREOF) AND THE SOUTH 13 FEET OF LOT 42 IN BLOCK 6, IN PON AND COMPANY'S "RIVERSIDE", BEING A SUBDIVISION OF THAT PART LYING NORTH OF LITTLE CALCUMET RIVER OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST

REAL ESTATE TRANSFER TAX 02-Aug-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

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1/4 (EXCEPT THE WEST 25 ACRES THEREOF) IN SECTION 32, NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Tax ID: 25-32-209-082
Property Address is: 12909 S SANGAMON ST., CHICAGO, IL 60643

Prior instrument reference: **0911956033**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

REAL ESTATE TRANSFER TAX		30 Jul-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00



25-32-209-082-0000 | 20210701622990 | 1-038-342-928

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

Property of Cook County Clerk's Office

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Executed by the undersigned on July 13, 2021:

RLFSELF CAPITAL INVESTMENTS LLC, a Limited Liability Company

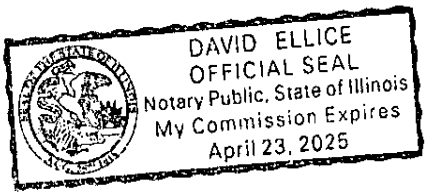
By: Stacy J. / Robert L. Franklin

Its: Managing Members

STATE OF Illinois
COUNTY OF Will

The foregoing instrument was acknowledged before me on July 13th, 2021 by Stacey Franklin / Robert L. Franklin its Managing members on behalf of **RLFSELF CAPITAL INVESTMENTS LLC, a Limited Liability Company** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

David Elice
Notary Public



PROPOSED
COOK County Clerk's Office

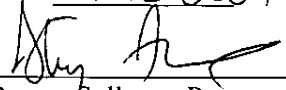
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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 7-13-2021

X 
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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EXHIBIT "A"

The following described real estate, Cook County, State of Illinois, to wit:

LOT 41 (EXCEPT THE 9 FEET THEREOF) AND THE SOUTH 13 FEET OF LOT 42 IN BLOCK 6, IN PON AND COMPANY'S "RIVERSIDE", BEING A SUBDIVISION OF THAT PART LYING NORTH OF LITTLE CALCUMET RIVER OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE WEST 25 ACRES THEREOF) IN SECTION 32, NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax ID: 25-32-209-082

NOTE: The Property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Being that parcel of land conveyed to RLFSELF Capital Investments LLC, a limited liability company from Robert Franklin, a married man by that deed dated 4/28/2009 and recorded 4/29/2009 in deed Document No. 0911956033, of the Cook County, IL public registry.

Being that parcel of land conveyed to Robert Franklin, a married man from Aurora Loan Services, LLC, a Corporation by that deed dated 1/3/2008 and recorded 2/14/2008 in deed Document No. 0804510082, of the Cook County, IL public registry.

Property of Cook County Clerk's Office

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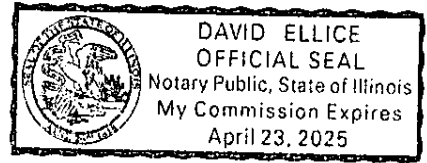
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 July 13, 2021

X Stacey Franklin
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Stacey Franklin
this 13 day of July,
2021.



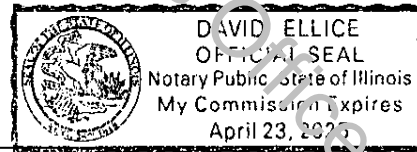
NOTARY PUBLIC David Elice

The Grantee or his 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 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.

Date July 13, 2021

X Stacey Franklin
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Stacey Franklin
This 13 day of July,
2021.



NOTARY PUBLIC David Elice

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)