

# UNOFFICIAL COPY



Doc# 2121422033 Fee \$88.00

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

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 08/02/2021 10:45 AM PG: 1 OF 6

Commitment Number: IL21105060

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: IL21105060.

After Recording, Send To:

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

*21200 LAGrange, Ste 219*

Mail Tax Statements To: FRANKLIN ASSOCIATES, LLC: ~~924 W 129th PL, CHICAGO, IL 60643~~ *Frankfort, IL 60423*

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
25-32-209-103

## 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 ~~924 W 129th PL, 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 ~~924 W 129th PL, CHICAGO, IL 60643~~, the following real property: *21200 LAGrange, STE 219 Frankfort, IL 60423*

The following described real estate, Cook County, State of Illinois, to wit: LOT 38 (EXCEPT THE EAST 15 FEET THEREOF) IN BLOCK 6 IN PON AND COMPANY'S RIVERSIDE SUBDIVISION, BEING A SUBDIVISION OF THAT PART LYING NORTH OF THE LITTLE CALUMET 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

REAL ESTATE TRANSFER TAX

30-JUL-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-32-209-103-0000 | 20210701623001 | 0-075-528-976

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

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**NORTHEAST 1/4 (EXCEPT THE WEST 25 ACRES THEREOF) OF 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: 25-32-209-103**

**Property Address is: 924 W 129th PL., CHICAGO, IL 60643**

Prior instrument reference: **0911956037**

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.

PROPERTY OF Cook County Clerk's Office

# UNOFFICIAL COPY

Executed by the undersigned on July 13, 2021:

RLFSELF CAPITAL INVESTMENTS, LLC, a Limited Liability Company

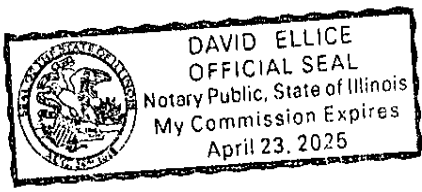
By: [Signature] [Signature]

Its: Managing Members

STATE OF Illinois  
COUNTY OF Will

The foregoing instrument was acknowledged before me on July 13, 2021 by Stacey Franklin and 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 Driver 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.

[Signature]  
Notary Public



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

  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

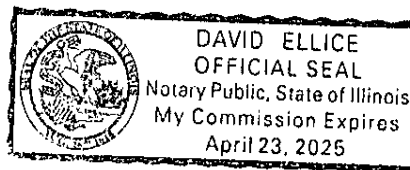
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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

+ [Signature]  
Signature of Grantor or Agent

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

NOTARY PUBLIC [Signature]



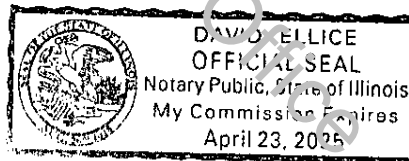
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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

+ [Signature]  
Signature of Grantee or Agent

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

NOTARY PUBLIC [Signature]



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.)

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REAL ESTATE TRANSFER TAX

02-Aug-2021



COUNTY:

0.00

ILLINOIS:

0.00

TOTAL:

0.00

25-32-209-103-0000

20210701623001

0-5559-430-416

Property of Cook County Clerk's Office