

# UNOFFICIAL COPY

Doc#: 2127908122 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/06/2021 11:59 AM Pg: 1 of 4

## WARRANTY DEED (Individual to Limited Liability Company)

Dec ID 20211001692481  
ST/CO Stamp 0-465-006-736  
City Stamp 1-564-143-760

**MAIL TO:**

Benjamin W. Wong  
Benjamin W. Wong & Associates Ltd.  
2615 N. Sheffield Ave.  
Chicago, IL 60614

**NAME & ADDRESS OF TAXPAYER:**

ANISH SHETH  
20 Washington Circle  
Hinsdale, IL 60521

THE GRANTOR(S), ROHIT SAHAI, married, of 709 White Post Dr., Webster City, IA 50595, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to WEBSTER CITY, LLC – 2937 Racine, an Illinois Series 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, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

Lot 29 in Charles Kemnitz Subdivision of the North 1/2 of Block 2 in Subdivision of Out Lot 6 in Canal Trustees' Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General Real Estate Taxes for 2020 and subsequent years; covenants, conditions and restrictions of record, provided they do not interfere with nor restrict the use of the property; and public and utility easements, provided they do not interfere with nor restrict the use and enjoyment of the property.

Permanent Real Estate Index Numbers: 14-29-215-010-0000  
Property Address: 2937 N. Racine Ave, Chicago, IL 60657  
Grantee's address

**THIS IS NOT HOMESTEAD PROPERTY**

FIRST AMERICAN TITLE  
FILE# 3114356-ACOM

(SIGNATURE PAGE FOLLOWS)

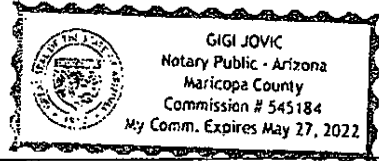
Accommodation recording only;  
document not reviewed and  
no insurance provided

Exempt under provisions of Paragraph 6 Section 3  
of the Real Estate Transfer Tax Act  
8/25/21 Benjamin Wong  
Date Buyer, Seller or Representative

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Dated this 20 day of August, 2021.

[Signature] (Seal)  
Rohit Sahai



(Seal).

NOTE: PLEASE TYPE OR PRINT NAME(S) BELOW ALL SIGNATURE(S)

NAME & ADDRESS OF PREPARER:

Benjamin W. Wong, Esq.  
Benjamin W. Wong & Associates Ltd.  
2615 North Sheffield Avenue  
Chicago, IL 60614

STATE OF Arizona }  
COUNTY OF Maricopa } SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rohit Sahai, married is/are personally known to me to be the same person(s) whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20 day of Aug, 2021.

[Signature]  
Notary Public  
My Commission Expires: May 27, 2022

[NOTARIAL SEAL]



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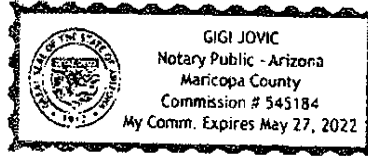
## STATEMENT BY GRANTOR AND GRANTEE

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 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 recognize as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 20, 2021

Signature: [Signature]  
Rohit Sahai

Subscribed and sworn to before me by the said Rohit Sahai this 20 day of Aug., 2021



[Signature]  
Notary Public

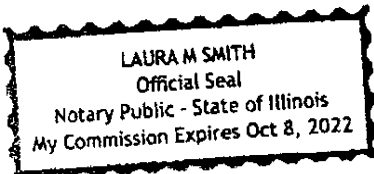
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a limited liability company is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate 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 8/23, 2021

Signature: [Signature]  
(Grantee or Agent)  
Webster City, LLC - 2937 Roscoe

Subscribed and sworn to before me by the said this 23 day of August, 2021

[Signature]  
Notary Public



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Property of Cook County Clerk's Office

**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 Section 4 of the Illinois Real Estate Transfer Tax Act.)