

UNOFFICIAL COPY

WARRANTY DEED (Limited Liability Company to Limited Liability Company)

Doc#: 2130746247 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/03/2021 03:24 PM Pg: 1 of 3

MAIL TO:

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

Grantee Address &

NAME & ADDRESS OF TAXPAYER:

18th Green LLC
2 Westbrook Corporate Center
Suite 230
Westchester, IL 60154

Dec ID 20211001623537
ST/CO Stamp 0-372-176-016
City Stamp 1-496-839-312

THE GRANTOR(S), PREFETI-SEEMA APARTMENTS, LLC – WILTON, a 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, 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 18th Green LLC, a Liability Company created and existing under and by virtue of the Laws of the State of Delaware 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 20 IN B. J. FITZGERALD AND PERRY ULRICH'S SHERIDAN ROAD SUBDIVISION OF THE EAST 1/2 OF BLOCK 7 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER) OF SECTION 20, 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 2021 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: 14-20-213-012-0000
Property Address: 3811 N. Wilton Ave., Chicago, IL 60613

THIS IS NOT HOMESTEAD PROPERTY

(SIGNATURE PAGE FOLLOWS)

Exempt under provisions of Paragraph 1
Section 31-45, Property Tax Code.

11/2/21
Date

[Signature]
Buyer, Seller, or Representative

FIRST AMERICAN TITLE
FILE # 3110035

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Dated this 29 day of Oct, 2021.

Anis Sheth, Manager (Seal)

(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 ILLINOIS }

} SS

COUNTY OF COOK }

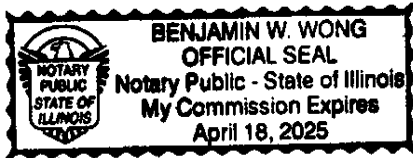
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anis Sheth, Manager, of PREETI-SEEMA APARTMENTS, LLC – WILTON, is/are personally known to me to be the same person(s) whose names subscribed to the foregoing instrument, appeared before me this 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 29th day of Oct, 2021.

Benjamin Wong

Notary Public

[NOTARIAL SEAL]

My Commission Expires: 4/18/25





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First American Title Insurance Company
2775 Diehl Road
Warrenville, IL 60555

STATEMENT BY GRANTOR AND GRANTEE

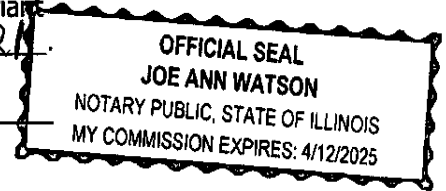
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated 11/2/21

Signature *Dawn Brass*
Grantor or Agent

Subscribed and sworn to before me by the said Dawn Brass affiant
this 2nd day of November, 2021.

Notary Public *Joe Ann Watson*



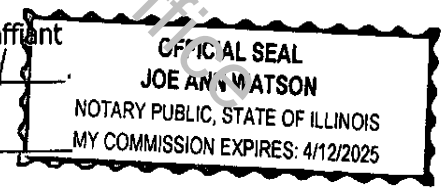
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 11/2/21

Signature *Dawn Brass*
Grantor or Agent

Subscribed and sworn to before me by the said Dawn Brass affiant
this 2nd day of Nov, 2021.

Notary Public *Joe Ann Watson*



Note: Any person who knowingly submits a false statement concerning the identity of the 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.)