



2215215013D

Doc# 2215215013 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/01/2022 01:52 PM PG: 1 OF 6

Mail to:

Rocky Dreuski, LLC

881 W Baxter Drive, Suite 100, South Jordan, UT 84095

Name & Address of

Taxpayer: Rocky

Dreuski, LLC

881 W Baxter Drive, Suite 100, South Jordan, UT 84095

Recorder's Stamp

Warranty Deed

Sidney Cherry, an unmarried man, of 1148 N Mayfield Avenue, Chicago, Illinois 60651, USA, (the "Grantor"), for and in consideration of 10.00 DOLLARS and other good and valuable considerations in hand paid, does hereby remise, and release, with general warranty covenants, unto ChipaMonka1, LLC, a Utah limited liability company, whose tax mailing address is 881 W Baxter Drive, Suite 100, South Jordan, UT 84095 (the "Grantee") as the sole tenant, all right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook County, State of Illinois, to wit:

LOT 1 IN JONAS A. SVENSON AND SON'S SUBDIVISION OF LOTS 5 TO 22 BOTH INCLUSIVE IN BLOCK 1 IN JERNBERG'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 16-05-401-022-0000

Property Address: 1148 n Mayfield Avenue, Chicago, Illinois 60651

The Grantor does for itself and its successors, personal representatives, executors and assigns forever hereby covenant with the Grantee that the Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same; and to forever warrant and defend the title to the said lands against all claims whatever.

REAL ESTATE TRANSFER TAX

01-Jun-2022



CHICAGO: 0.00

CTA: 0.00

TOTAL: 0.00 *

16-05-401-022-0000 | 20220501633106 | 0-096-780-368

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

UNOFFICIAL COPY



Signed in the presence of:

LaQuan D. Henley
Signature

Sidney Cherry
Sidney Cherry, Grantor

LaQuan D. Henley
Name

EXEMPT under provisions of Chapter 35 Section 200/31-45 E of the ILCS Property Tax Code.

REAL ESTATE TRANSFER TAX		01-Jun-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-05-401-022-0000	20220501633106	1-970-618-448

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Grantor Acknowledgement

STATE OF ILLINOIS

COUNTY OF Cook

I Rosaria Alagna certify that Sidney Cherry, personally known to me, or whose identity has been proven on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 8th day of October, 2021.

Rosaria Alagna
Notary Public for the State of Illinois

(Seal)



My commission expires: 10/07/2024

UNOFFICIAL COPY

Name & Address of Preparer:

Rocky Dreuski, LLC

881 W Baxter Drive, Suite 100, South Jordan, UT 84095

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

UNOFFICIAL COPY

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: 5 | 27 | 20 22

SIGNATURE: [Signature]
GRANTOR or AGENT

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:

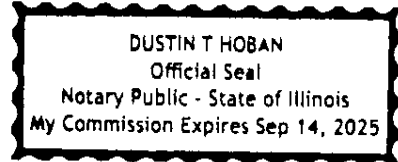
Dustin T Hoban

By the said (Name of Grantor): Michael Bidegain

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 27 | 20 22

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: 5 | 27 | 20 22

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:

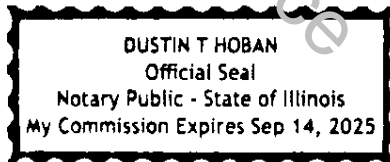
Dustin T Hoban

By the said (Name of Grantee): Michael Bidegain

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 27 | 20 22

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)**)

UNOFFICIAL COPY

AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I James O'Connell III, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Warranty Deed
(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Sidney Cherry (print name(s) of executor/grantor) Chipa Monkal LLC (print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Agent
(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

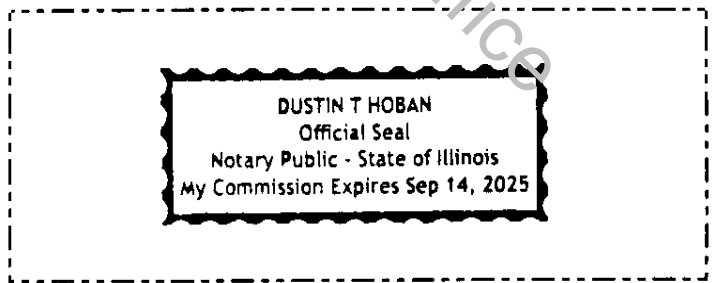
I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

[Signature]
Affiant's Signature Above

6-1-22
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

5/27/22
Date Document Subscribed & Sworn Before Me
[Signature]
Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverage. However, this affidavit is NOT required to be recorded, only presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the Clerk's Office prior to its recording.