

# UNOFFICIAL COPY

Doc#. 2219333082 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/12/2022 09:55 AM Pg: 1 of 3

**Prepared by:**

Ashton N. Sheehan  
322 East Capitol Ave.  
Springfield, IL 62701

Dec ID 20220501605886

**Return to:**

Trade Circle Enterprises, LLC  
7840 NW 62nd Street  
Miami, FL 33166

**Send Tax Bill to:**

Trade Circle Enterprises, LLC  
7840 NW 62nd Street  
Miami, FL 33166

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## WARRANTY DEED

The Grantor, **HYMAN ASH**, an individual, of Miami, Florida, for and in consideration of TEN AND NO/100THS DOLLARS (U.S. \$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the Grantee, **TRADE CIRCLE ENTERPRISES, LLC**, a Florida Limited Liability Company, all of his interest in the following described real estate in Cook County, in the State of Illinois:

THAT PART OF LOT 3 IN BLOCK 2 IN FRANKLIN FARMS, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF INDIAN BOUNDARY LINE, (EXCEPT THAT PART TAKEN FOR RAILROAD) LYING NORTH OF THE NORTH LINE OF THE SOUTH 200.44 FEET OF SAID LOT 3, SOUTH OF A LINE 244.50 FEET, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34 WEST OF THE WEST LINE OF 15 AVENUE, BEING A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 3 AND LYING EASTERLY OF A LINE 10 FEET EASTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE RIGHT OF WAY OF RAILROAD SWITCH TRACK, IN COOK COUNTY, ILLINOIS.

Property Address: 2058 N. 15th Avenue, Melrose Park, IL 60160

Permanent Index Number: 12-34-400-019-0000

To have and to hold the same together with all buildings, improvements, structures, fixtures, and all appurtenances thereunto belonging to the Grantor.

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Subject to the following, if any: (1) general real estate taxes for the year 2021 and subsequent years; (2) public and utility easements of record, if any; (3) covenants, conditions, and restrictions of record, if any; and (4) purchaser's mortgages of record, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this 22 day of April, 2022.

[Signature]  
HYMAN ASH

STATE OF Michigan  
COUNTY OF Oakland

EXEMPT  
VILLAGE OF MELROSE PARK  
Ordinance No. 687  
2058 N. 15<sup>th</sup> ave  
Address of Property  
MAE 7/8/22  
Approved Date

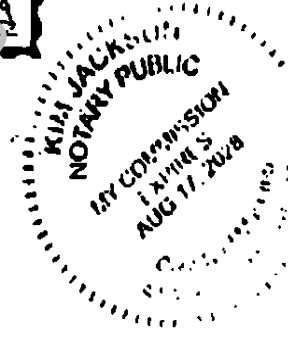
I, the undersigned, Notary Public in and for said County and State above written, do hereby certify that HYMAN ASH, an individual, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the same as his free and voluntary act, for the uses and purposes as set forth herein, including the release and waiver of the right of homestead.

Given under my hand and official seal this 22 day of April, 2022.

[Signature]  
Notary Public

My commission expires: August 17, 2028

KIM JAI KSO  
Notary Public - State of Michigan  
County of Macomb  
My Commission Expires Aug 17, 2028  
Acting in the County of Oakland



EXEMPT under Subsection (e) of Section 31-45 of the Illinois Property Tax Code.

Dated: [Signature] 4/22/22

[Signature]  
Representative

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## 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: 6/23/2022

SIGNATURE: [Signature]  
GRANTOR or AGENT

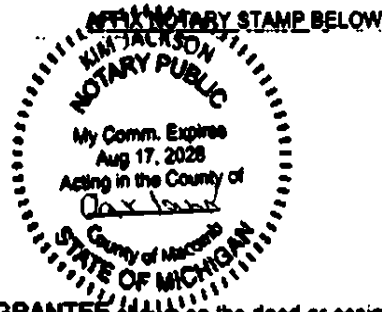
### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Kim Jackson

By the said (Name of Grantor): [Signature]

On this date of: 6/23/2022

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: 6/23/2022

SIGNATURE: [Signature]  
GRANTEE or AGENT

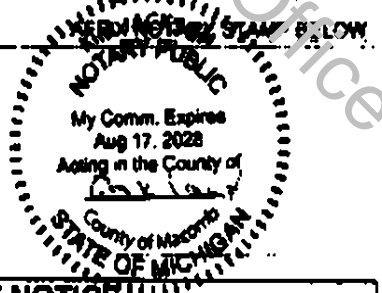
### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature

Subscribed and sworn to before me, Name of Notary Public: Kim Jackson

By the said (Name of Grantee): [Signature]

On this date of: 6/23/2022

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)**