

# UNOFFICIAL COPY



Chicago Title Insurance Company

1 of 4

Doc#: 2220004182 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/19/2022 12:28 PM Pg: 1 of 3

Dec ID 20220701673516  
ST/CO Stamp 0-290-956-368  
City Stamp 0-791-503-952

## WARRANTY DEED ILLINOIS STATUTORY

226ND805001WH

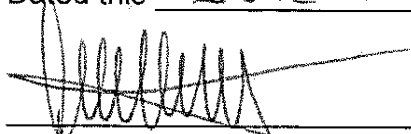
THE GRANTOR(S), M&D 4 LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS in hand paid, conveys and warrants 50% interest to Michael Deitch individually, of the City of Chicago, County of Cook; 25% interest to <sup>Kelly Matthews as Trustee of</sup> The Daniel W. Bednarz Revocable Trust dated 10/6/1997, of the City of Chicago, County of Cook; and 25% interest to <sup>Kelly Matthews as Trustee of</sup> The Terrence D. McMahon Revocable Trust dated 10/06/1997, of the City of McLean, Virginia, County of Fairfax, as TENANTS IN COMMON in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 29 IN BLOCK 40 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** Covenants, conditions and restrictions of records, Private, public, and utility easements and roads and highways, General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2021.

Permanent Real Estate Index Number(s): 14-31-213-015-0000  
Address of Real Estate: 2029 N. Damen, Chicago, IL 60647

Dated this June 30<sup>th</sup> day of \_\_\_\_\_, 2022

  
\_\_\_\_\_  
Michael Deitch, Manager  
M&D 4 LLC, an Illinois Limited Liability Company

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK \_\_\_\_\_ SS.

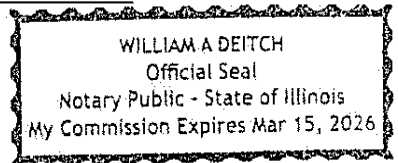
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MICHAEL DEITCH personally known to me to be the person(s) whose name(s) he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his 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 30<sup>th</sup> day of June, 2022

[Signature]  
(Notary Public)

**Prepared By:**

William Deitch  
The Estate Planning Law Group  
600 W. Roosevelt Rd. Ste A1  
Wheaton, IL 60187



**Mail To:**

Justin Haber  
3351 S. Verbernet.  
DENVER CO 80231

Exempt under provisions of Paragraph e  
Section 31-45, Property Tax Code  
7/8/22 [Signature]  
Date Buyer, Seller or Representative

**Name and Address of Taxpayer:**

Middle A Ventures LLC 2029 N. Damen Series  
4044 N. Lincoln Avenue  
#110  
Chicago, IL 60618

# UNOFFICIAL COPY

## 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

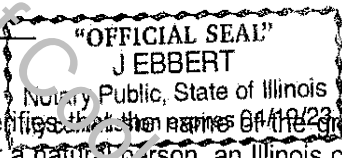
Dated: July 14, 2022

[Signature]  
Signature

Dalia P. Zermeno  
Print Name

Subscribed and sworn to before me this 14 of July, 2022

[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 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

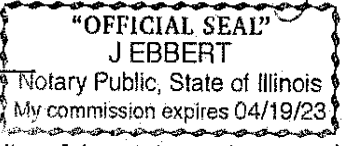
Dated: July 14, 2022

[Signature]  
Signature

Dalia P. Zermeno  
Print Name

Subscribed and sworn to before me this 14 of July, 2022

[Signature]  
Notary Public



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