

# UNOFFICIAL COPY

Doc#. 2229828115 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/25/2022 03:33 PM Pg: 1 of 5

## WARRANTY DEED

Dec ID 20221001670797  
ST/CO Stamp 1-895-346-512  
City Stamp 0-090-616-144

**GRANTOR, MIDWAY EXCHANGE BORROWER** 9, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is P.O. Box 4090, Scottsdale, AZ 85261, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND WARRANTS to **GRANTEE, MIDWAY EXCHANGE TRS 1, LLC**, a Delaware limited liability company (herein, "Grantee"), whose address is P.O. Box 4090, Scottsdale, AZ 85261, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 4416 W. Wilson Ave., Unit 1,  
Chicago, IL 60630

Permanent Index Number: 13-15-117-036-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(2) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

**When recorded return to:**

SELENE TITLE, LLC  
8201 CYPRESS PLAZA DR,  
JACKSONVILLE, FL 32256

**Send subsequent tax bills to:**

MIDWAY EXCHANGE TRS 1, LLC  
P.O. BOX 4090  
SCOTTSDALE, AZ 85261

**This instrument prepared by:**

STEVEN A. WILLIAMS, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

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Dated this 30<sup>th</sup> day of August, 2022.

GRANTOR

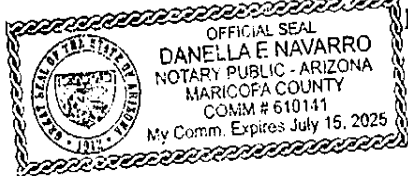
MIDWAY EXCHANGE BORROWER 9, LLC,  
a Delaware limited liability company

By: [Signature]  
Printed Name: Joel DeLeon  
Title: Authorized Signatory

STATE OF Arizona  
COUNTY OF Maricopa

This instrument was acknowledged before me on 8-30-22 by Joel DeLeon, as Signatory of MIDWAY EXCHANGE BORROWER 9, LLC, a Delaware limited liability company.

[Affix Notary Seal]



Notary signature: [Signature]  
Printed name: Danella E. Navarro  
My commission expires: 7-15-25

EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

[Signature]  
Signature of Buyer/Seller/Representative

8/30/2022  
Date

Property of Maricopa County Clerk's Office

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## EXHIBIT A

[Legal Description]

LOT 5 IN FM FETTS RESUBDIVISION OF LOTS 28, 29, 31, 32, 33, 34, 35, AND 36 IN SUB-BLOCK 19 OF MONTROSE, BEING A SUBDIVISION OF THE NORTHWEST ¼ AND THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN AND THE EAST ½ OF LOT 1 OF A SUBDIVISION OF THE NORTH ½ OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. TAX ID: 13-15-114-036-0000

This property is NOT the homestead real property of grantor.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

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## COMPLETION INSTRUCTIONS

1. The deed must be signed in the presence of a notary public. **PRINT DOCUMENTS ON ONE SIDE OF PAPER ONLY.**
2. The notary public must sign, affix the notary **ink stamp** and indicate date commission expires. If the notary seal does not reference the notary name, the name of the notary must be printed, typed or stamped below the notary signature. **Please make certain the notary ink stamp is legible.**
3. If signature is on behalf of a **corporation**, the signature should be by the president or vice president, otherwise original, notarized corporate resolutions authorizing signature by another officer or agent must be recorded with the deed. If signature is on behalf of a **partnership**, the signature must be by the general partner.

## TRANSFER FORMS

The following must be submitted with the deed for recording or completed online:

Illinois Real Estate Transfer Declaration Form PTAX-203 must be submitted with the deed for recording IF a transfer tax is due. If no tax due and exemption shown on face of deed, the Form PTAX-203 need not be submitted.

As an alternative to the paper form, you may use the online form creation application at [www.revenue.state.il.us/RETD](http://www.revenue.state.il.us/RETD). For property in select counties, you may complete and submit the transfer tax declaration online at <https://mytax.illinois.gov/mydec/>.

For property located in the City of Chicago, the Real Estate Transfer Declaration, water certificate application and related forms are required to be completed and submitted online at <https://mytax.illinois.gov/mydec/>.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: 8/30/2022

Signature: Joel DeLeon  
Grantor or Agent Joel DeLeon

Subscribed and sworn to before me by the said Grantor this 30 day of August, 2022.



Notary Public [Signature]

The grantee or his/her agent affirms that, to the best of his/her 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: \_\_\_\_\_

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)