UNOFFICIAL COPY

1/2 25007813 MB WARRANTY DEED

MAIL RECORDED DEED TO:

Matthew Lee Stone Schneider & Stone 8424 Skokie Blvd. Suite 200 Skokie, IL 60077

MAIL TAX PILL TO:

MG RealCo, LLC 12400 Lakeviev Dr. Postville, IA 52162 Doc#. 2334506029 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 12/11/2023 09:26 AM Pg: 1 of 3

Dec ID 20231201689256 ST/CO Stamp 0-038-666-288 City Stamp 1-981-906-992

(Reserved for Recorders Use Only)

GRANTOR, Morning Glory investments, Inc., a Delaware Corporation, 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 Delaware, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEY and WARRANT to MG REALCO, LLC, an 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, to have and to hold, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

THE NORTH 2 FEET 8 INCHES OF LOT 271, AND LOT 272 (EXCEPT THE NORTH 5 FEET 4 INCHES THEREOF), IN KRENN AND DATO'S DEVON-KEDZIE ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number:

13-01-111-040-0000

Address of Real Estate:

6254 N. Sacramento Ave.; Chicago L 60659

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

2334506029 Page: 2 of 3

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this _____ day of December, 2023.

STATE OF _______) SS
COUNTY OF Allamker)

Gabay Giden Menahem Gratsiani for MG RealCo, LLC

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, Gabay Giden Menahem Gratsiani for MG RealCo, LLC, personally known to me to be a Member/Manager of the company, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Member/Manager, he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this of day of December , 2023

Votary Public : n. Tolene Llen

PREPARED BY:

Matthew Lee Stone, Esq. Schneider & Stone 8424 Skokie Blvd. Suite 200 Skokie, IL 60077 M JOLENE LIEN
Commission Number 787375
My Commission Expires
11/08/2-2-3

Gabay Giden Menahem Gratsiani for MG RealCo, LLC

Exempt Under Provisions of Paragraph E Section 4, Real Estate Transfer Tax Act.

Date / Buyer, Seller Representative

2334506029 Page: 3 of 3

UNOFFICIAL COP

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	December	đ	4	2023
Dated	recember	0	Ι.	2023

Subscribea and swom to before me by the said GASAY GIDEON MENAHEM GRATSIANI, dated December 31, 2023.

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 title to real estate under the laws of the State of Illinois.

Dated December 04, 2023

Signature:

M JOLENE LIEN

Commission Number 787379

My Commission Expires

Commission Number 787 My Commission Expire

Subscribed and swom to before me by the said GABAY GIDEON MENAHEM GRATSIANI,

dated December _ 67, 2023.

Notary Public m. Thene Lien, Notary Public, State of Iowa, My commission expires 12 offices

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN NOTE: ASSIGNMENT OF BENEFICIAL INTEREST.

