

# UNOFFICIAL COPY

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## WARRANTY DEED

### MAIL RECORDED DEED TO:

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

### MAIL TAX BILL TO:

MG RealCo, LLC  
12400 Lakeview 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 Illinois 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 ¼ OF THE NORTHWEST ¼ 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, IL 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.



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## STATEMENT BY GRANTOR AND GRANTEE

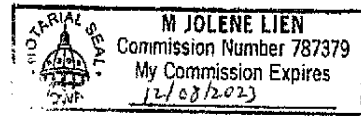
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 04, 2023

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me  
by the said GABAY GIDEON MENAHEM GRATSIANI,  
dated December 04, 2023.



Notary Public \_\_\_\_\_

*M. Jolene Lien, Notary Public  
State of Iowa, Allamakee County  
My Commission expires 12/08/2023*

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: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me  
by the said GABAY GIDEON MENAHEM GRATSIANI,  
dated December 04, 2023.



Notary Public \_\_\_\_\_

*M. Jolene Lien, Notary Public, State of Iowa, My Commission expires 12/08/2023*

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).

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

