

WARRANTY DEED

PREPARED BY & MAIL TO:

Edward E. Reda Jr.
Reda Ciprian Magnone
8501 W. Higgins Rd.
Suite 440
Chicago, IL 60631



2405334028

Doc# 2405334028 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/22/2024 02:44 PM PG: 1 OF 4

NAME & ADDRESS OF TAXPAYER:

R&R Associates I LLC
4427 Midlothian Turnpike
Crestwood, IL 60418

THE GRANTORS, CRESTWOOD INVESTMENTS I, LLC, an Illinois Limited Liability Company and CRESTWOOD INVESTMENTS II, LLC, an Illinois Limited Liability Company, both of 4427 Midlothian Turnpike, #390, Crestwood, IL 60418 for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to R&R ASSOCIATES I, LLC, an Illinois Limited Liability Company, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 1 AND 2 (EXCEPT FROM SAID LOTS THE NORTH 17 FEET MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) IN TURNPIKE INDUSTRIAL SUBDIVISION BEING A RESUBDIVISION OF LOT 13 IN ARTHUR T. McINTOSH'S BLUE ISLAND FARMS BEING A SUBDIVISION OF THE EAST ¼ OF THE SOUTHWEST ¼ AND THE NORTH 64 RODS OF THE SOUTH EAST ¼ AND THAT PART OF THE EAST ½ OF THE WEST ½ OF THE NORTHEAST ¼ LYING SOUTH OF THE CENTER LINE OF MIDLOTHIAN TURNPIKE, ALL IN SECTION 3, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE SOUTH 33 FEET OF THE EAST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ CONVEYED TO THE MIDLOTHIAN AND BLUE ISLAND RAILROAD) ALL IN COOK COUNTY, ILLINOIS.

LOT 3 (EXCEPT THE NORTH 17 FEET MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) AND LOTS 4, 5, AND 6 IN TURNPIKE INDUSTRIAL SUBDIVISION, BEING A RESUBDIVISION OF LOT 13 IN ARTHUR T. McINTOSH'S BLUE ISLAND FARMS, BEING A SUBDIVISION OF THE EAST ¼ OF THE SOUTHWEST ¼ AND THE NORTH 64 RODS OF THE SOUTH EAST ¼ AND THAT PART OF THE EAST ½ OF THE WEST ½ OF THE NORTHEAST ¼ LYING SOUTH OF THE CENTER LINE OF MIDLOTHIAN TURNPIKE, ALL IN SECTION 3, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE SOUTH 33 FEET OF THE EAST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ CONVEYED TO MIDLOTHIAN AND BLUE ISLAND RAILROAD) ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 28-03-308-050-0000; 28-03-308-051-0000; 28-03-308-052-0000; 28-03-308-053-0000; 28-03-308-054-0000; 28-03-308-055-0000

Property Address: 4427 MIDLOTHIAN TURNPIKE, CRESTWOOD, IL 60418

REAL ESTATE TRANSFER TAX

22-Feb-2024



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

28-03-308-050-0000

|20240101620782

| 1-101-451-824

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Dated this 2^d day of February, 2024

CRESTWOOD INVESTMENTS I, LLC,
An Illinois Limited Liability Company

By: **R&R ASSOCIATES I LLC, Its Manager**
An Illinois Limited Liability Company

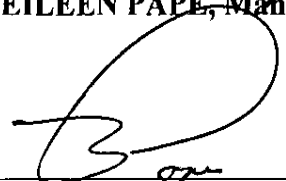
By: 
EILEEN PAPE, Manager of R&R Associates I LLC

By: 
ROBERT M. PAPE, Manager of R&R Associates I LLC

CRESTWOOD INVESTMENTS II, LLC,
An Illinois Limited Liability Company

By: **R&R ASSOCIATES I LLC, Its Manager**
An Illinois Limited Liability Company

By: 
EILEEN PAPE, Manager of R&R Associates I LLC

By: 
ROBERT M. PAPE, Manager of R&R Associates I LLC

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT EILEEN PAPE and ROBERT M. PAPE, as Managers of R&R Associates I LLC, an Illinois Limited Liability Company, being the Manager of Crestwood Investments I LLC, an Illinois Limited Liability Company and Crestwood Investments II, LLC, an Illinois Limited Liability Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their 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 notarial seal, this 12th day of February, 2024



Maria C. Rabianski
NOTARY PUBLIC

Exempt under Provisions of Paragraph E Section 4, Real Estate Transfer Act

Date 02-12-2024

[Signature]
Signature of Buyer, Seller, or Representative

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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

DATED: 02 | 14 | 20 24

SIGNATURE: Edward E. Reda
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:
EDWARD E. REDA JR.

JOY M. LUPERINI

By the said (Name of Grantor): _____

AFFIX NOTARY STAMP BELOW

On this date of: 02 | 14 | 20 24

NOTARY SIGNATURE: Joy M. Luperini



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

DATED: 02 | 14 | 20 24

SIGNATURE: Edward E. Reda
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:
EDWARD E. REDA JR.

JOY M. LUPERINI

By the said (Name of Grantee): _____

AFFIX NOTARY STAMP BELOW

On this date of: 02 | 14 | 20 24

NOTARY SIGNATURE: Joy M. Luperini



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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**