



Doc#: 0719841113 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/17/2007 11:58 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
Limited liability company to Individual(s)

Mail to:

Robert F. Tweedle
Law Offices of Robert F. Tweedle
2834 45th Street, Suite B
Highland, Indiana 46322

Send Subsequent Tax Bills to:

Robert Vrshek and Efi Kapsimalis
1838 N. California Avenue
Chicago, Illinois 60647

This Instrument was prepared by:

Marc E. Bouchard
ATTORNEY AT LAW
19 S. LaSalle Street, Suite 900
Chicago, Illinois 60603

2066373 tmn
1 of 3

RECORDER'S STAMP

M.G.R. TITLE
MERCURY TITLE COMPANY, LLC

The Grantor, **1816 N. CALIFORNIA LLC**, a limited liability company organized 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, for the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said company, **CONVEYS and WARRANTS** unto

ROBERT VRSHEK AND EFI KAPSIMALIS

HUSBAND & WIFE, NOT AS JOINT TENANTS OR TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY of 2126 W. Schiller Avenue, Apt#2, Chicago, Illinois 60647, the following described property situated in the County of Cook in the State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

Permanent Index Number: 13-36-315-029-0000 (affects land, other property)
13-36-315-045-0000 (affects land, other property)

Commonly Known As: **1838 North California Avenue, Chicago, Illinois 60647**

SUBJECT TO: general real estate taxes for the year 2006 and subsequent, applicable zoning and building laws and ordinances, covenants, conditions, restrictions, encroachments and easement of record, acts done or suffered by Buyer or anyone claiming through Buyer, utility easements, whether recorded or unrecorded and liens and other matters of title over which Title Insurer is willing to insure over without cost to Buyer.

UNOFFICIAL COPY

LEGAL DESCRIPTION

THE NORTH 25.0 FEET OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND:

LOT 4 (EXCEPT THE NORTH 30 FEET THEREOF) AND ALL OF LOTS 5 TO LOT 11 INCLUSIVE IN BLOCK 8 IN HANSBROUGH AND HESS' SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF BLOOMINGDALE AVENUE LYING SOUTH AND ADJOINING AFORESAID LOT 11 IN BLOCK 8 IN HANSBROUGH AND HESS' SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-36-315-029-0000 (affects land, other property)
13-36-315-045-0000 (affects land, other property)

ADDRESS: 1838 N. CALIFORNIA AVENUE, CHICAGO, ILLINOIS 60647

Property of Cook County Clerk's Office