

# WARRANTY DEED

**ILLINOIS STATUTORY** 

Limited liability company to Individual(s)

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

#### Mail to:

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

Send Subsequent Tax Bills to: Robert Vrshek and Efi Kapsimalis 1838 N. California Avenue Chicago, Illinois 60(4)

This Instrument was prepared hy:

Marc E. Bouchard

ATTORNEY AT LAW

19 S. LaSalle Street, Suite 900

Chicago, Illinois 60603

RECORDER'S STAMP

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 TENATS IN COMMON BUT AS TENANTS BY THE 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.

M.G.R. TITLE

0719841113D Page: 2 of 3

# **UNOFFICIAL COPY**

IN WITNESS WHEREOF, the said	Grantor has caused its name to	o be signed to these
IN WITNESS WHEREOF, the said presents by its Manager this _/2' day of	Luly	_,2007.
	)	
1816 N. CALIFORNIA LLC,		
an Illinois limited liability company		
	1111	
	By: x	8
	William Senne, Its	s Manager
		O
<b>A</b>		
State of Illinoic )		
) SS		
County of Cook )		
4		
I, the undersigned, a Notery Public is	in and for said County in the	State aforesaid DO
HEREBY CERTIFY that William Sonne, personally known to me to be the Manager of 1816 N. CALIFORNIA LLC, and personally known to me to be the same person whose name is		
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged		
that as such Manager he signed and delivered the said instrument, pursuant to authority, given by		
the Board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.		
	" ( ) <u>,</u>	
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Given under my hand and official seal this 12th day of 10ly, 2007.		
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	Notary Public ( )	
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OFFICIAL SEAL	· · · · · · · · · · · · · · · · · · ·	·
MARC E BOUCHARD NOTARY PUBLIC - STATE OF ILLINOIS	City of Chicago	Real Estate
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# **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, ILLINGIS.

PIN:

13-36-315-020-0000 (affects land, other property)

13-36-315-045-0 100 (affects land, other property)

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