

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
LIMITED LIABILITY COMPANY



Doc#: 1207333009 Fee: \$68.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/13/2012 08:34 AM Pg: 1 of 4

Preparer File: 2260120  
FATIC No.: 2260120

THE GRANTOR, Chicago Home Development LLC, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to Nathan S. Shetty and Bina N. Shetty, husband and wife as tenants by the entirety, of 545 N. Dearborn St #3009 Chicago, IL 60654 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

This is NOT homestead property

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year X and subsequent years

Permanent Real Estate Index Number(s): 14-18-210-056-0000

Address(es) of Real Estate: 4630 N. Paulina  
Chicago, IL 60640

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Member, this:

29<sup>th</sup> day of February, 20 12

Chicago Home Development LLC

By: *Patrick Landrosh*  
Patrick Landrosh, Member

*1 of 2*

1st AMERICAN TITLE order # 2260120




Warranty Deed - LLC

S N  
P 4  
S N  
SC N  
INT N

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Property of Cook County Clerk's Office



REAL ESTATE TRANSFER 

CHICAGO: 14-18-210-056-0000 | 20120201602644 | CJFEMO

CTA: \$9,300.00

TOTAL: \$13,020.00

03/05/2012

REAL ESTATE TRANSFER  

COOK ILLINOIS: 14-18-210-056-0000 | 20120201602644 | NYABEG

TOTAL: \$1,350.00

\$1,240.00

03/05/2012

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**Exhibit "A" – Legal Description**

THE SOUTH HALF OF LOT 6 IN BLOCK 8 IN RAVENSWOOD SUBDIVISION, IN SECTION 17 AND 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



*First American  
Title Insurance Company*

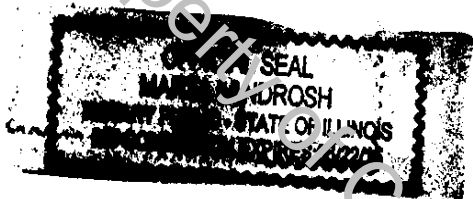
Warranty Deed - LLC

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Patrick Landrosh, personally known to me to be the Member of the Chicago Home Development LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Patrick Landrosh signed delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 29<sup>th</sup> day of February, 20 12.



Maura Landrosh  
Notary Public

Prepared by:  
Jackie LeFevre  
217 S. Emerson St.  
Mount Prospect, IL 60056

Mail to:  
Leo Aubel  
225 W. Washington St., Suite 1700  
Chicago, IL 60606

Name and Address of Taxpayer:  
Nathan & Bina Shetty  
4630 N. Paulina  
Chicago, IL 60640

Cook County Clerk's Office





Doc#: 1207333009 Fee: \$0.00  
 Eugene "Gene" Moore  
 Cook County Recorder of Deeds  
 Date: 03/13/2012 08:42 AM Pg: 1 of 2

**Real Property Transfer Tax Declaration 20120201602644**

PIN: 14-18-210-058-0000 | Property Transfer Date: 02/29/2012

**Tax Amounts**

	FULL ACTUAL CONSIDERATION	NET CONSIDERATION	TAX RATE	TAX	INTEREST	PENALTY	TOTAL AMOUNT DUE
CHICAGO	\$1,240,000.00	\$1,240,000.00	\$3.75 per \$500.00	\$9,300.00	\$0.00	\$0.00	\$9,300.00
CTA	\$1,240,000.00	\$1,240,000.00	\$1.50 per \$500.00	\$3,720.00	\$0.00	\$0.00	\$3,720.00
<b>SUBTOTAL</b>							<b>\$13,020.00</b>
ILLINOIS	\$1,240,000.00	\$1,240,000.00	\$0.50 per \$500.00	\$1,240.00	\$0.00	\$0.00	\$1,240.00
COOK	\$1,240,000.00	\$1,240,000.00	\$0.25 per \$500.00	\$620.00	\$0.00	\$0.00	\$620.00
<b>SUBTOTAL</b>							<b>\$1,860.00</b>
<b>TOTAL</b>							<b>\$14,880.00</b>

Interest and penalties will be deferred until further notice

**Property Address**

4630 N PAULINA  
 CHICAGO, IL 60640-4514  
 Cook (018)  
 Lake View (73)  
 Section: 18, Range: 14

**Interest Transferred**

- Fee title

**Certifications**

- Chicago Building Registration Certificate: Not Applicable
- Chicago Zoning Compliance Certificate: Submitted
- Chicago Water Department Certification: Received

**Associated PINs**

**Calculations**

- Full Actual Consideration: \$1,240,000.00
- FMV Tangible Property: \$0.00
- FMV Intangible Property: \$0.00
- Property Transfer Date: 02/29/2012
- Was value of mobile home included in FMVs: No
- Is any part of the transfer price contingent upon the occurrence of a future event or the attainment of future levels of financial performance: No

**Exemptions Taken**

None taken.

**Seller / Buyer**

- Escrow# 2260120

**Property Use**

Current: Residential / Detached single family residence/townhome  
 Intended: Residential / Detached single family residence/townhome

**Property Information**

- Lot Size: 4121 Sq Feet
- Type of Deed: Warranty
- Buyer's principal residence? Yes
- Advertised for sale? No

*Handwritten signature*

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**Buyer**

Nathan S. Shetty  
Bina N. Shetty  
545 N. Dearborn St #3009  
Chicago, IL 60654  
312-000-0000

**Seller**

Chicago Home Development, LLC  
2122 W Agatite  
Chicago, IL 60625  
773-520-5762

**Buyer Mailing Address  
For Tax Documents**

Nathan & Bina Shetty  
4630 N. Paulina  
Chicago, IL 60640  
null

**Seller Agent**

Jackie LeFevre  
Attorney  
217 S Emerson Street  
Mt Prospect, IL 60056  
847-533-5225

**Buyer Agent**

Leo Abuel  
Attorney  
225 S. Washington St, Ste 1700  
Chicago, IL 60606  
312-853-8455

**Preparer**

Jackie LeFevre  
Attorney  
JLAAL  
217 S Emerson Street  
Mt Prospect, IL 60056  
847-533-5225  
office@jackielefevre.com

**Settlement Agency**

First American Title  
First American Title  
Acct # 20120201502114

**BUYER OR BUYER'S AGENT**

\_\_\_\_\_  
Sign Date

\_\_\_\_\_  
Print Name

**SELLER OR SELLER'S AGENT**

\_\_\_\_\_  
Sign Date

\_\_\_\_\_  
Print Name

Property of Cook County Clerk's Office