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WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY

Doc#: 1210411089 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/13/2012 11:59 AM Pg: 1 of 2

First American Title
Order # 2265033

Preparer File: 12-103
FATIC No.: 2265033

THE GRANTOR, Triumph Development Group LLC, a 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, 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 to authority given by the Articles of Organization and the Managing Member of said limited liability company, CONVEYS and WARRANTS to Maria T. Buitron, married of 5451 W. Agatte Avenue Chicago, Illinois 60630 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 49 IN THE HULBERT FULLERTON AVENUE HIGHLANDS NO. 5, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This is NOT homestead property

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Party wall rights and agreements; General taxes for the year 2011 and subsequent years

Permanent Real Estate Index Number: 13-28-416-023-0000

Address of Real Estate: 5105 W. Wrightwood Avenue
Chicago, Illinois 60639

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 Authorized, this:

30th day of March, 20 12

Triumph Development Group LLC

By: 
Mike Decker, Authorized Agent

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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 Mike Decker, personally known to me to be the Authorized Agent of the Triumph Development Group 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 Mike Decker 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 31st day of March, 20 12.



[Signature]
Notary Public

Prepared by:
Julia A. McConahay
931 W. 75th Street Suite 137-152
Naperville, IL 60565

Mail to:
Maria T. Buitron
5105 W. Wrightwood Avenue
Chicago, IL 60639

Name and Address of Taxpayer:
Maria T. Buitron
5105 W. Wrightwood Avenue
Chicago, IL 60639

REAL ESTATE TRANSFER		04/02/2012
CHICAGO:		\$1,912.50
CTA:		\$765.00
TOTAL:		\$2,677.50

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REAL ESTATE TRANSFER		04/02/2012
COOK		\$127.50
ILLINOIS:		\$255.00
TOTAL:		\$382.50

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