

UNOFFICIAL COPY



12355411100

Doc#: 1235541110 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/20/2012 11:48 AM Pg: 1 of 4

**THIS DOCUMENT WAS
PREPARED BY:**

Jeremy E. Reis, Esq.
RUTTENBERG & RUTTENBERG
833 N Orleans Street, Suite 400
Chicago, IL 60610

AFTER RECORDING, RETURN TO:

Beata Valente, Esq.
DYNIA & ASSOCIATES, LLC
4849 N. Milwaukee Avenue
Suite 801
Chicago, IL 60630

01146-2468 10/2

WARRANTY DEED

THIS INDENTURE is made as of this 30th day of November, 2012 by and between **3FCB I LLC Holdings 7, an Illinois limited liability company** ("Grantor"), having a mailing address of 833 N. Orleans, Suite 400, Chicago, Illinois 60610 and **Irma Camacho** ("Grantee"), having a mailing address of 3644 N. Mozart, Chicago, Illinois 60618.

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto.

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

STEWART TITLE COMPANY
2055 West Army Trail Road, Suite 110
Addicks, IL 60101
630-389-4300


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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 30th day of November, 2012.

3FCB I LLC Holdings 7,
an Illinois limited liability company

By: 3F Properties LLC, its manager

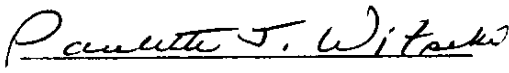
By: 

Andrew Friestedt
Its: Manager

State of Illinois)
County of Cook) ss
)

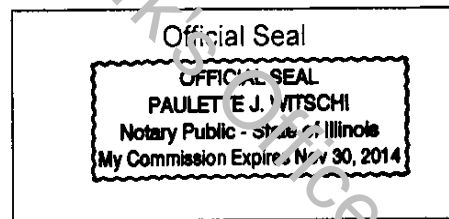
The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Andrew Friestedt, a Manager of 3F Properties LLC, personally known to me to be a Manager of 3FCB I LLC Holdings 7, an Illinois limited liability company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered this instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 30th day of November, 2012.



Notary

Commission Expires: 11/30/2014



Send Subsequent Tax Bills To:

Irma Camacho
(Name)

4906 N. Marmora Avenue
(Address)


Chicago, IL 60630
(City, State, Zip)



UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION**

LOT 468 IN ZELOSKY'S COLONIAL GARDENS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST FRACTIONAL 1/4 OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-08-418-051-0000

COMMON ADDRESS: 4906 N. Marmora Avenue, Chicago, IL 60630

REAL ESTATE TRANSFER		12/11/2012
	CHICAGO:	\$2,287.50
	CFA:	\$915.00
	TOTAL:	\$3,202.50
13-08-418-051-0000 20121101602336 GNB3U2		

REAL ESTATE TRANSFER		12/11/2012
	COOK	\$152.50
	ILLINOIS:	\$305.00
	TOTAL:	\$457.50
13-08-418-051-0000 20121101602336 ATUMRE		

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2012 and subsequent years.
2. Encroachment of fence belonging to subject land over and onto land Northerly of and Southerly of and adjoining a distance of 1.50 feet, Southerly of and adjoining a distance of 0.20 feet and 0.16 feet respectively, more or less, as disclosed by survey dated November 26, 2012 by Andrzej Murzynski Land Surveyors, Inc. as job no. 121126H.

Note: Encroachment Endorsement approved for final loan policy.

Property of Cook County Clerk's Office