

UNOFFICIAL COPY

WARRANTY DEED

189309 1/4



Doc#: 1302926171 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/29/2013 03:17 PM Pg: 1 of 4

THE GRANTOR, RIPTIDE INVESTMENTS L.L.C., an Illinois Limited Liability Company, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Chicago Title Land Trust a/t/u Trust Agreement dated 12/26/2012 and known as Trust #8002360906, 10 S. LaSalle, Suite 2750, Chicago, IL, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 5 IN BLOCK 16 IN AVONDALE, BEING PHILPOT'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, AND OF LOTS 1, 2, 5 AND 6 OF BRAND'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 26, ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

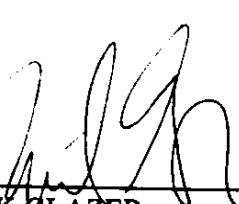
Permanent Index Number: 13-26-213-024-0000

Property Address: 3046 North Kedzie, Chicago, IL 60618

THIS IS NOT HOMESTEAD PROPERTY

TO HAVE AND TO HOLD SAID PREMISES FOREVER, subject to covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed and general real estate taxes not yet due and payable at the time of closing. Said conveyance shall be AS IS.

DATED this January 21, 2013.



MARK GLAZER, manager of
ZACOREY INVESTMENTS MANAGEMENT, L.L.C.,
the manager of RIPTIDE INVESTMENTS, L.L.C.

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State of Illinois)

) SS

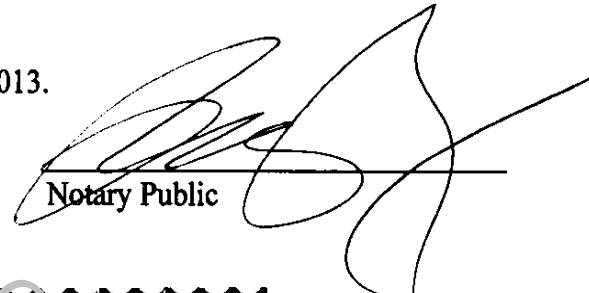
County of Cook

I, Brian Fazio

, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY MARK GLAZER, manager of ZACOREY INVESTMENTS MANAGEMENT, L.L.C., the manager of RIPTIDE INVESTMENTS, L.L.C., is 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, January 21, 2013.

Commission expires 5/15/14



Notary Public

This instrument was prepared by:
Melinda Higgins Brom
301 Scottswood
Riverside, Illinois 60546.



MAIL TO:

Philip Fornaro + Associates L#
9140 Broadway
Brookfield, IL 60513

SEND SUBSEQUENT TAX BILLS TO:

Chicago City Land Trust 300231010
1658 N. Milwaukee
St 502
Chicago IL 60647

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER

01/29/2013



CHICAGO: \$375.00

CTA: \$150.00

TOTAL: \$525.00

13-26-213-024-0000 | 20130101603647 | 9GSFT4

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REAL ESTATE TRANSFER

01/29/2013



COOK

\$25.00

ILLINOIS:

\$50.00

TOTAL:

\$75.00

13-26-213-024-0000 | 20130101603647 | JZE1JH