

UNOFFICIAL COPY



GIT (2-25)

40005556 1/2
WARRANTY DEED

Doc#: 1305747037 Fee: \$40.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/26/2013 12:30 PM Pg: 1 of 2

THE GRANTOR

NOFNO, LLC

an Illinois Limited Liability Company,

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 the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

Jennie Abrahamson, a single person,
2128 West Walton
Chicago, IL 60622

The following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

THE SOUTH 22 FEET OF LOT 10 AND THE NORTH 6 FEET OF LOT 11 IN MM KIMBELL'S SUBDIVISION OF THE WEST 1/2 OF LOT 7 AND 8 IN KIMBELL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT 25 ACRES IN THE NORTHEAST CORNER) OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-26-409-025-0000

Address of Real Estate: 2636 N. Drake Avenue, Chicago, IL 60647

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, building lines and easements, if any.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Members this 12th day of February, 2013.

NOFNO, LLC -

By: 

David Bishaf, Manager

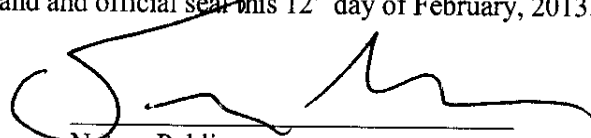
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State of Illinois, County of DuPage, ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that David Bishaf, a Manager of NOFNO, LLC personally known to me to be a Manager of said limited liability company 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 NOFNO, LLC – 2636 DRAKE, A Series Limited Liability Company as his 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 12th day of February, 2013.


Notary Public



REAL ESTATE TRANSFER		02/13/2013
	CHICAGO:	\$3,472.50
	CTA:	\$1,389.00
	TOTAL:	\$4,861.50

13-26-409-025-0000 | 20130201601846 | VXWKAP

REAL ESTATE TRANSFER		02/13/2013
 	COOK	\$231.50
	ILLINOIS:	\$463.00
	TOTAL:	\$694.50

13-26-409-025-0000 | 20130201601846 | 7EMA96

MAIL TO:

Karl L. Felbinger, Jr., Esq.
Felbinger & Felbinger
1340 Shermer Road, Suite 201
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Jennie Abrahamson
2636 N. Drake Avenue
Chicago, IL 60647

This instrument was prepared by Nelson Law Offices, P.C., 129 West Willow Avenue, Wheaton, IL 60187