UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY

Limited liability company to Individual(s)

Doc#: 1306001012 Fee: \$42.00 Karen A. Yarbrough RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 03/01/2013 08:42 AM Pg: 1 of 3

MAIL TO: 1200x7 Lattes Be 7220 W. Noote Afre Chrago, IL book7

NAME/ADDXES', OF TAXPAYER(S):

Nikolaos P. Athae asiou 1754 West Fletcher Chicago, Illinois 60657

RECORDER'S STAMP

The Grantor, MAGNUM HOMES, LLC, a limited liability company organized 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 the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid and pursuant to authority given by the Board of Managers of said company, CONVEYS and WARRANTS unto

NIKOLAOS P. ATHANASIOU, and hathrize trase Athanasian not a

the following described property situated in the County of Cock in the State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

Permanent Index Number:

14-30-203-013-0000

Commonly Known As:

1754 West Fletcher, Chicago, IL 60657

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2012 (second installment) and subsequent.

In Witness Whereof, the said Grantor has caused its name to be signed to these presents by a Manager this 22 day of February, 2013.

Magnum Homes, LLC,

an Illinois limited liability company

By: X

Seamus Murnin, Its Manager

PARABY

2,22,0

-1306001012D Page: 2 of 3

## UNOFFICIAL COPY

State of Illinois ) SS County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory, personally known to me to be a Manager of MAGNUM HOMES, LLC, 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 the Board of Mo. agers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under to, hand and official seal this 22 day of February, 2013.

OFFICIAL SFAL

This instrument prepared by: John E. Lovestrand, Lsc.

JOHN E. LOVESTRAND, P.C.

30 Green Bay Road Winnetka, IL 60093

**REAL ESTATE TRANSFER** 

02/25/2013

Clart's Office **CHICAGO:** \$9,243.75 CTA: \$3,697.50 TOTAL: \$12,941.25

14-30-203-013-0000 | 20130201603933 | VBG3SF

REAL ESTATE TRANSFER 02/25/2013 COOK \$616.25 ILLINOIS: \$1,232,50 TOTAL: \$1,848.75

14-30-203-013-0000 | 20130201603933 | GU0G1H

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## **UNOFFICIAL COPY**

STREET ADDRESS: 1754 W FLETCHER STREET

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 14-30-203-013-0000

## LEGAL DESCRIPTION:

LOT 33 IN EUGENE E. PRUSSING'S ADDITION TO LAKE VIEW A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 7 ACRES THEREOF) OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clark's Office

CLEGALD