

# UNOFFICIAL COPY



Doc#: 1319801017 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/17/2013 09:47 AM Pg: 1 of 4

## WARRANTY DEED ILLINOIS STATUTORY

Property

✓ ~~JAMES S. BANKS, AS MANAGER OF~~ <sup>AS TO AN</sup> GRAZIELLA SERGIO, AS  
THE GRANTORS, JIM CAPITAL, LLC, an Illinois limited liability company and SERGIO CAPITAL, <sup>MANAGER</sup> ~~OF~~  
LLC, an Illinois limited liability company, for and in consideration of TEN & 00/100 DOLLARS, and other  
good and valuable consideration in hand paid, CONVEY and WARRANT to TERRI LIND, an individual, of  
Chicago, Illinois all interest in the following described Real Estate situated in the County of Cook in the State  
of Illinois, to wit:

AS TO  
AN  
MONEY  
51%

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**

SUBJECT TO: Covenants, conditions, and restrictions of record; building lines and public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed or unconfirmed; and general real estate taxes not yet due and payable at the time of closing, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Address: 1040 N. Lake Shore Drive, Unit 20A, Chicago, Illinois 60611

PIN: 17-03-202-061-1061

Box 400-CTCC

S - y  
P - y  
S - N  
SC - y  
INT - y

8133-154 D2 AY 1 OF 1



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STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, MICHAEL T O'CONNOR a Notary Public, in and for and residing in said County, in the State aforesaid, do hereby certify that **GRAZIELLA SERGIO**, being the Manager of **Sergio Capital, LLC**, 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 she signed, sealed and delivered the said instrument as an Officer of said Company and as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24<sup>th</sup> day of June, 2013.

Michael T O'Connor  
Notary Public


My Commission expires: 5/3/16





**Prepared By:**  
Michael T. O'Connor, Esq.  
Fuchs & Roselli, Ltd.  
440 West Randolph Street, Suite 500  
Chicago, Illinois 60606

**Name & Address of Taxpayer:**  
Tenni Lind  
1040 North Lake Shore Drive, Unit 20A  
Chicago, Illinois 60611

**Mail To:**  
Richard C. Spain, Esq.  
Spain, Spain & Varnet PC  
33 N. Dearborn Street, Suite 2220  
Chicago, Illinois 60602

REAL ESTATE TRANSFER		06/25/2013
	CHICAGO:	\$16,875.00
	CTA:	\$6,750.00
	<b>TOTAL:</b>	<b>\$23,625.00</b>
17-03-202-061-1061   20130601606737   0H0F0T		

REAL ESTATE TRANSFER		06/25/2013
	COOK	\$1,125.00
	ILLINOIS:	\$2,250.00
	<b>TOTAL:</b>	<b>\$3,375.00</b>
17-03-202-061-1061   20130601606737   N9FG3M		

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT 20A IN CARLYLE APARTMENTS CONDO, AS DELINEATED ON SURVEY OF PART OF THE SOUTH FRACTIONAL 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 19899324, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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