

UNOFFICIAL COPY

40008731 '12

GIT (7-23) WARRANTY DEED



13206570120

THE GRANTOR, *VB Investment Partners, LLC*, an Illinois limited liability Company, duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid and pursuant to authority given by the Managers of said Company, CONVEYS AND WARRANTS to *Katherine Czaja*, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Doc#: 1320657012 Fee: \$40.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 07/25/2013 01:58 PM Pg: 1 of 2

Units 504 and P-70 together with its undivided percentage interest in the common elements in VB 1224 Lofts Condominium as delineated and defined in the Declaration recorded as Document No. 0710015038, as amended from time to time, in the Northeast ¼ of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, or, in and to the above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, heirs and assigns, that it has not done or suffered to be done, anything whereby the premises are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the premises against all persons lawfully claiming by, through or under it, subject to: Covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Buyer, all special governmental taxes and assessments confirmed and unconfirmed, condominium declaration and by-laws, if any, and general real estate taxes not yet due and payable at the time of closing.

Permanent Index No.: 17-17-117-045-1201 (Unit 504); 17-17-117-045-1131 (P-70)

Property Address: 1224 West Van Buren, Unit 504 and P70, Chicago, IL 60607

REAL ESTATE TRANSFER 07/09/2013



CHICAGO: \$1,875.00
 CTA: \$750.00
 TOTAL: \$2,625.00

17-17-117-045-1201 | 20130601606524 | AQNAK6

REAL ESTATE TRANSFER 07/09/2013



COOK \$125.00
 ILLINOIS: \$250.00
 TOTAL: \$375.00

17-17-117-045-1201 | 20130601606524 | 85D5VT

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by James M. Engel, its Manager, this 28th day of June, 2013.

VB Investment Partners, LLC,
an Illinois limited liability company

By: [Signature]
James M. Engel, Member

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid CERTIFY THAT James M. Engel, personally known to me to be the Member of VB Investment Partners, LLC, an Illinois limited liability company, appeared before me this day in person, and acknowledged that as such Member, he signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said 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 notarial seal, this 28th day of June, 2013.



My commission expires on _____, 20____.

This instrument was prepared by: VB Investment Partners, LLC, 910 West Van Buren, PMB#403, Chicago, Illinois 60607

Mail to:
Amy Felton
332 Linden Ave.
Oak Park, IL 60300

Send subsequent tax bills to:
Katherine M. Czaja
1224 W. Van Buren
Unit 504
Chicago, IL 60607