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THIS DOCUMENT WAS
PREPARED BY:

Jeremy E. Reis, Esq.
Ruttenberg Gilmartin Reis LLC
833 N. Orleans Street, Suite 400
Chicago, IL 60610



Doc#: 1328226094 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/09/2013 03:25 PM Pg: 1 of 4

AFTER RECORDING, RETURN TO:

~~Estela Gomez, Esq.
Borovsky & Ehrlich
144 East Wacker Drive, Suite 1325
Chicago, IL 60601~~

SANDRA MARQUEZ
6001 W. BAWSON ST.
Chicago, IL 60630

Stc 01146-2854

1 of 2

WARRANTY DEED

THIS INDENTURE is made as of this 29th day of August, 2013 by and between **3FCB I LLC Holdings 9, an Illinois limited liability company** ("Grantor"), having a mailing address of 2 N. Riverside Plaza, Suite 1250, Chicago, Illinois 60606 and **Sandra Marquez** ("Grantee"), having a mailing address of 3724 W. Montrose, Chicago, IL 60618.

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto.

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

STEWART TITLE COMPANY
2055 W. Army Trail Rd. Suite 110
Addison, IL 60101
630-889-4050

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REAL ESTATE TRANSFER 09/03/2013



CHICAGO: \$1,927.50
CTA: \$771.00
TOTAL: \$2,698.50

REAL ESTATE TRANSFER 09/05/2013



COOK \$128.50
ILLINOIS: \$257.00
TOTAL: \$385.50

13-17-102-069-0000 | 20130801608278 | TSSR79

13-17-102-069-0000 | 20130801608278 | AJL5NZ

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EXHIBIT A

LEGAL DESCRIPTION

THE NORTH 135.75 FEET OF LOT 8 (EXCEPT THE WEST 66 FEET THEREOF) IN BLOCK 1 IN FREDERICK H. BARTLETT'S LAWRENCE AVENUE SUBDIVISION IN THE NORTH WEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF LOT 8 WHICH POINT IS 15 FEET SOUTH OF THE NORTH EAST CORNER OF SAID LOT 8 THENCE NORTH TO THE NORTH EAST CORNER OF SAID LOT 8, THENCE WEST ON THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 45 FEET, THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-17-102-069-0000

COMMON ADDRESS: 6001 W. Gunnison Street, Chicago, IL 60630

Property of Cook County Clerk's Office

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2013 and subsequent years.
2. Adverse encroachment of the concrete pad located mainly on the land West of and adjoining, over and onto the subject land a distance of 0.18 feet, more or less as disclosed by survey dated November 28, 2012 by Andrzej Murzanski Land Surveyors, Inc. as Job No. 121129.
3. Adverse encroachment of the fence belonging to the land Westerly of and adjoining, over and onto the subject land a distance of 0.56 feet, more or less as disclosed by survey dated November 28, 2012 by Andrzej Murzanski Land Surveyors, Inc. as Job No. 121129.

PROPERTY OF COOK COUNTY CLERK'S OFFICE