

# UNOFFICIAL COPY

FIRST AMERICAN TITLE

ORDER # 2467026



DEED

ILLINOIS STATUTORY

MAIL TO: *prepared by*  
Rusty Payton  
Payton Law Offices  
161 N Clark Street, Suite 4700  
Chicago, Illinois 60601

Doc#: 1332339002 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/19/2013 08:37 AM Pg: 1 of 3

**NAME & ADDRESS OF TAXPAYER:**

Big Blue Capital Partners, LLC  
c/o Rusty Payton  
161 N Clark Street, Suite 4700  
Chicago, Illinois 60601

**THE GRANTOR(S)**

Todd Shifrin and Jane F. Shifrin, each of the Cook County of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid,

**CONVEYS AND WARRANTS** to Big Blue Capital Partners, LLC, an Ohio limited liability company, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**Attached as Exhibit A**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:**

Grantor makes this conveyance to Grantee of the subject property without any warranties express or implied, in its existing condition, "as is," and subject to all liens and encumbrances.


~~Grantor shall have been first authorized to execute and deliver this instrument by order of the Court, after due notice as required by law having been given, and no objection having been sustained.~~

**TO HAVE AND TO HOLD** the above granted premises unto the parties of the second part forever.


Permanent Index Number(s): 13-15-306-086-0000



Property Address: 4516 W Hutchinson, Chicago, Illinois 60641

Dated this 4th day of SEPT, 2013

  
\_\_\_\_\_  
(Seal)  
Todd Shifrin

  
\_\_\_\_\_  
(Seal)  
Jane F. Shifrin

REAL ESTATE TRANSFER		11/15/2013
	CHICAGO:	\$112.50
	CTA:	\$45.00
	<b>TOTAL:</b>	<b>\$157.50</b>
13-15-306-086-0000   20130901605990   YHFME1		

REAL ESTATE TRANSFER		11/15/2013
	COOK	\$7.50
	ILLINOIS:	\$15.00
	<b>TOTAL:</b>	<b>\$22.50</b>
13-15-306-086-0000   20130901605990   P94W3N		

# UNOFFICIAL COPY

## Exhibit A [Legal Description]

Legal Description:

PARCEL 1:

LOT 21 IN TERRACES OF OLD IRVING PARK, BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL ONE CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED JANUARY 26, 1996 AS DOCUMENT 96066765 FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

OUTLOT "A" IN THE TERRACES OF OLD IRVING PARK, BEING A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 13-15-306-086-0000 Vol. 0339

Property Address: 4516 West Hutchinson Street, Chicago, Illinois 60641

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

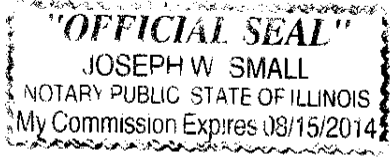
STATE OF ILLINOIS )  
 ) SS  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Todd Shifrin and Jane F. Shifrin, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 4<sup>TH</sup> day of SEPTEMBER, 2013.

Joseph W. Small  
\_\_\_\_\_  
Notary Public

My commission expires on 08/15/2014



County Clerk's Office