

# UNOFFICIAL COPY



## WARRANTY DEED

Statutory (Illinois)

Doc#: 1401401031 Fee: \$40.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/14/2014 10:53 AM Pg: 1 of 2

### AFTER RECORDING, RETURN TO:

Edward Balcsik  
Attorney at Law  
2164 W. Giddings  
Chicago, IL 60625

### THIS INSTRUMENT PREPARED BY:

Stephen W. Taylor, Atty.  
DeBruyn, Taylor and DeBruyn Ltd.  
15252 S. Harlem Avenue  
Orland Park, IL 60462

THE GRANTOR, MTAASS REALTY, LLC, a New York Limited Liability Company, duly authorized to transact business in the State of New York, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said Limited Liability Company CONVEYS and WARRANTS unto

**BENJAMIN RIVERA and ALEXIA RIVERA, husband and wife,**  
not as tenants in common or as joint tenants, but as Tenants by the Entirety  
of 4312 W. Drummond Pl., Chicago, IL 60639

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(SEE REVERSE SIDE FOR LEGAL DESCRIPTION)

Permanent Index No.: 25-07-217-001-0000

Property Address: 1769 West 97th Street, Chicago, IL 60643

Subject to general real estate taxes for 2013 and all easements, covenants, conditions and restrictions of record. TO HAVE AND TO HOLD said premises not in tenancy in common or joint tenancy, but in tenancy by the entirety forever.

IN TESTIMONY WHEREOF, MTAASS REALTY, LLC, a New York Limited Liability Company, hath hereunto caused these presents to be signed by its Managing Member on this 13 day of December, 2013.

REAL ESTATE TRANSFER		12/17/2013
	COOK	\$135.00
	ILLINOIS:	\$270.00
	TOTAL:	\$405.00

25-07-217-001-0000 | 20131201603936 | UPGXL1

MTAASS REALTY, LLC,  
a New York Limited Liability Company

BY:   
Michael Borgia, Managing Member

REAL ESTATE TRANSFER		12/17/2013
	CHICAGO:	\$2,025.00
	CTA:	\$810.00
	TOTAL:	\$2,835.00

25-07-217-001-0000 | 20131201603936 | 2NFT1L

By:   
Tere Borgia, Member

Attorneys' Title Guaranty Fund, Inc.

SEARCHED  
SERIALIZED  
INDEXED  
FILED  
JAN 14 2014  
COOK COUNTY CLERK'S OFFICE  
CHICAGO, ILLINOIS 60601-1635  
www.cookcountyil.gov

130332601 287

1/2

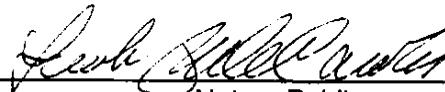
# UNOFFICIAL COPY

STATE OF NEW YORK )  
 ) SS.  
COUNTY OF WASSH )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT: the persons whose names are subscribed to the foregoing instrument is personally known to me to be duly authorized Members of MTASS REALTY, LLC, a New York Limited Liability Company, and that they appeared before me this day in person and acknowledged that they signed and delivered the said instrument in writing as the duly authorized Members of said Limited Liability Company and caused the seal of said Limited Liability Company to be affixed thereto pursuant to authority given by the Members of said Limited Liability Company as their 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, the day and year first above written.

FRANK J. DECAROLIS  
Notary Public, State of New York  
No. 01DE3090739  
Qualified in Nassau County  
Commission Expires 9/23/14

  
\_\_\_\_\_  
Notary Public

## LEGAL DESCRIPTION

**Lots 11 and 12 in the Subdivision of the East 1/2 of the South 1/2 of Lot 109 also Lots 106 and 107 and (except the Easterly 110.32 feet), Lots 54, 55 and 56 in Block 6 in Hilliard and Dobbin's First Addition to Washington Heights, being a subdivision of the East 1/2 of the Northeast 1/4 of Section 7 and the Northwest 1/4 of Section 8, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

Permanent Index No.: 25-07-217-001-0000

Property Address: 1769 West 97th Street, Chicago, IL 60643

### NAME/ADDRESS OF TAXPAYER:

Alexia Rivera  
1769 West 97th Street  
Chicago, IL 60643