

# UNOFFICIAL COPY

## WARRANTY DEED (Corporation to Individual)



PREPARED BY:  
Daniel P. Fowler  
Law Offices of Daniel P. Fowler,  
Attorney and Counselor at Law  
2767 N. Lincoln Avenue  
Chicago, IL 60614

Doc#: 1412034063 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/30/2014 01:36 PM Pg: 1 of 3

1031

### MAIL TO:

Aaron S. Minkus  
Lattas, Felton and Minkus, LLC  
2220 W. North Avenue  
Chicago, Illinois 60647

### NAME & ADDRESS OF TAXPAYER:

Ryan Dempster  
3647 N. Paulina aka 3649 N. Paulina  
Chicago, IL 60613

h/w

THE GRANTOR(S) Impressionist Homes on Paulina, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, 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 to Ryan Dempster, a single person, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

### SEE EXHIBIT A

Permanent Real Estate Index Number(s): 14-19-231-003-0000

affects underlying parcel

Property Address: 3647 N. Paulina aka 3649 N. Paulina, Chicago, IL 60613

SUBJECT ONLY TO so long as none of the following materially impair use of the Property as a single family home with three car detached garage: real estate taxes not yet due and payable; applicable zoning, building laws and ordinances; private, public and utility easements; covenants, conditions and restrictions of record; special governmental taxes or assessments for improvements not yet completed; unconfirmed special government assessments.

App No 1140234

[SIGNATURE PAGE ATTACHED]

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents on this 29th day of April, 2014.

IMPRESSIONIST HOMES ON PAULINA, LLC, an Illinois limited liability company

By: IH HOLDINGS CORP., an Illinois corporation  
Its: Manager  
By: [Signature]  
Daniel P. Fowler  
Its: President

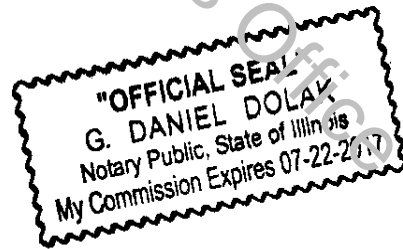
STATE OF ILLINOIS }  
                                  } ss.  
COUNTY OF COOK }

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that, Daniel P. Fowler, personally known to me to be the President of IH Holdings Corp., an Illinois corporation, the Manager of Impressionist Homes on Paulina, LLC, an Illinois limited liability company and personally known to me to be same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of April, 2014.

[Signature]  
Notary Public

My Commission Expires: 7/22/17



STATE OF ILLINOIS



APR. 30. 14

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 00001889

REAL ESTATE  
TRANSFER TAX

0195000

FP 103037

City of Chicago  
Dept. of Finance  
665616



Real Estate  
Transfer  
Stamp  
\$20,475.00

Batch 7,997,042

4/30/2014 12:27  
dr00198

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



APR. 30. 14

REVENUE STAMP

# 000018766

REAL ESTATE  
TRANSFER TAX

0097500

FP 103042

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 90 AND THE SOUTH ½ OF LOT 91 IN FRANK NOWAK'S SUBDIVISION OF BLOCK 26 IN OGDEN AND OTHERS SUBDIVISION IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST ¼ AND THE NORTHEAST ¼ AND THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE EAST ½ OF THE SOUTHEAST ¼ IN COOK COUNTY, ILLINOIS.

Commonly known as 3649 N. Paulina, Chicago, Illinois 60613

P.I.N. 14-19-231-003-0000

Property of Cook County Clerk's Office