

C.T.L/CY

WNW 547007
CS 2014219854
1163

UNOFFICIAL COPY



This Document Prepared By:

James M. Chesloe, Ltd
1030 S. LaGrange Road, Suite 11
LaGrange, IL 60525

Doc#: 1420212084 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/21/2014 01:35 PM Pg: 1 of 3

And After Recording Return To:

Christopher Goluba, PC.
399 Wall Street, Unit H
Glendale Heights, Illinois 60139

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

WARRANTY DEED

The Grantor, **MARY KOENIG**, an individual for and in consideration of TEN AND 00/100 Dollars, and other good and valuable consideration, in hand paid, **GRANTS, BARGAINS, SELLS AND CONVEYS** to **NATHAN HARVEY** and **GABRIEL E STROHSCHEN**, all interest in the following described real estate situated in the County of Cook, in the State of Illinois (the "Property"), to wit:

As Joint Tenants with Rights of Survivorship

LOT 38 IN NEWBERRY ESTATE SUBDIVISION OF BLOCK 35 IN SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE LAND IS ALSO KNOWN AS:

PIN: 17-19-401-024-0000 Property Address: 1830 West 17th Street, Chicago, IL 60608

TO HAVE AND TO HOLD the Property, together with all and singular the privileges and appurtenances belonging thereto 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 Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances, unto the said Grantee, its successors and assigns forever.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on Exhibit A attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 16th day of June, 2014

1163 C.T.L/CY
WNW 547007
201421985

Mary Koenig
Mary Koenig

S
P
S
SC
INT
13
M
Y
tab

BOX 333-CTT

REAL ESTATE TRANSFER TAX		02-Jul-2014
	COUNTY:	162.50
	ILLINOIS:	325.00
	TOTAL:	487.50

17-19-401-024-0000 | 20140601603590 | 2-033-311-488

REAL ESTATE TRANSFER TAX		02-Jul-2014
	CHICAGO:	2,437.50
	CTA:	975.00
	TOTAL:	3,412.50

17-19-401-024-0000 | 20140601603590 | 0-471-269-120

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

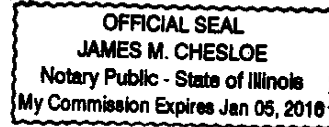
I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that MARY KOENIG and personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed and delivered the said instrument pursuant to proper authority, as her 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 16th day of June, 2014.

James M. Chesloe
Notary Public

My commission expires: JAN. 5, 2016

[seal]



Mail subsequent tax bills to:

↳
Nathan Harvey
Gabriele Stroschen
~~1830 W. 17th Street~~
~~Chicago, IL 60608~~

6 E Monroe ~~1830~~ #1203
Chicago, IL
60603

UNOFFICIAL COPY

EXHIBIT A

PERMITTED EXCEPTIONS

1. MUNICIPAL AND ZONING ORDINANCES AND AGREEMENTS ENTERED UNDER THEM, AGREEMENTS WITH ANY MUNICIPALITY REGARDING THE DEVELOPMENT OF THE PROPERTY, BUILDING AND USE RESTRICTIONS AND COVENANTS, AND STATE AND/OR FEDERAL STATUTES AND REGULATIONS.
2. RECORDED EASEMENTS FOR THE DISTRIBUTION OF UTILITY AND MUNICIPAL SERVICES.
3. PROPERTY TAXES AND SPECIAL ASSESSMENTS WHICH ARE NOT YET DUE AND PAYABLE AS OF THE DATE HEREOF.
4. ACTS DONE OR SUFFERED TO BE DONE BY GRANTEE OR ITS AFFILIATES OR ANYONE CLAIMING BY, THROUGH OR UNDER GRANTEE OR ITS AFFILIATES.
5. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
6. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE PROPERTY.
7. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
8. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
9. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC.