

40014261

UNOFFICIAL COPY



WARRANTY DEED

Statutory (Illinois)
(Individual)

G/T
(7-28)

Doc#: 1422435070 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/12/2014 01:26 PM Pg: 1 of 3

THE GRANTOR, American Metro Bank, an Illinois banking corporation, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, 3144 N. Elston LLC 628 N. Home, Park Ridge, Illinois 60068, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

40014261011

SEE RIDER CONTAINING LEGAL DESCRIPTION & SUBJECT TO ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

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

Property Index Number: 13-25-204-019-0000
Property Address: 3144 North Elston Avenue, Chicago, Illinois 60618

DATED this 31st day of July, 2014.

AMERICAN METRO BANK

By: [Signature]

Its: President + CEO

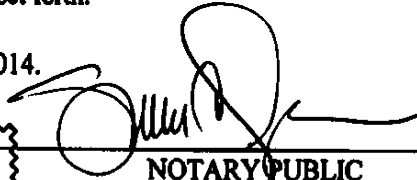
Y
3
N
[Signature]

UNOFFICIAL COPY

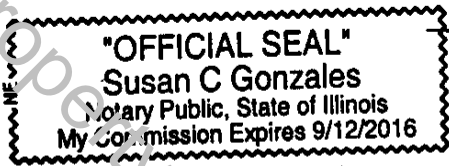
State of ILLINOIS)
) SS
County of COOK)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Patrick McShane, President & CEO of American Metro Bank, 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act and the free and voluntary act of the Bank, for the uses and purposes therein set forth.

Given under my hand and official seal this 30 day of July, 2014.





NOTARY PUBLIC




This instrument prepared by:
Joey Waldman, Esq.
1247 Waukegan Road, Suite 100
Glenview, Illinois 60025

After recording, please mail to:
David Gaughan
5932 W Lawrence Ave.
Chicago, Illinois 60631

Mail Subsequent Tax Bills to:
Stephen Newall
628 N. Home
Park Ridge, Illinois 60068

REAL ESTATE TRANSFER TAX		28-Jul-2014
	COUNTY:	86.50
	ILLINOIS:	173.00
	TOTAL:	259.50

13-25-204-019-0000 | 20140701612652 | 1-382-543-488

REAL ESTATE TRANSFER TAX		28-Jul-2014
	CHICAGO:	1,297.50
	CTA:	519.00
	TOTAL:	1,816.50

13-25-204-019-0000 | 20140701612652 | 1-139-673-216

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 21 IN SOPHIA BAUERMEISTER'S SUBDIVISION OF LOT 2 IN RICHON AND BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 3144 NORTH ELSTON AVENUE, CHICAGO, ILLINOIS 60618

PROPERTY INDEX NUMBER: 13-25-204-019-0000

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; AND BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

Property of Cook County Clerk's Office