# **UNOFFICIAL COPY**

CAMBRIDGE TITLE COMPANY 3100 Dundee Road, Suite 906 Northbrook, IL 60062

CL 141038

WARRANTY DEED



Doc#: 1423150022 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 08/19/2014 02:02 PM Pg: 1 of 3

The GRANTOR(S), EQUITYBUILD, INC., the parties of the first, in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), JASON R/CAN, married man, at 30220 Maries Rd. Unit #341, Vienna, MO 65582 the party of the second, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

Legal Description:

See attached lega' description as Exhibit A

Address (es) of Real Estate:

7635 S. Coles Ave., Units 1A, 1B, 1C, 2E, 2D, 2C, 2B, 2A, 3A, 3B, 3C, 3D and 3E, Chicago, IL 60649

Permanent Real Estate Index Number(s):

2|-30-404-044-1001; 2|-30-404-044-1002; 2|-50-404-044-1003;

21-30-404-044-1004; 21-30-404-044-1005; 21-30-404-044-1006;

2|-30-404-044-1007; 2|-30-404-044-1008; 2|-30-404-04|-10|)9;

2| -30-404-044-1010; 2| -30-404-044-1011; 2| -30-404-044-1012.

2 | -30-404-044-1013.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, her heirs and assigns forever. And the party of the first part does covenant, promise and agree, to and with the party of the second part, that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND subject to

(i) general real estate taxes not yet due and payable at the time of the closing and thereafter; (ii) applicable zoning and building laws and ordinances; (iii) covenants, conditions, restrictions, easements and building lines of record; (iv) encroachments; (v) public and utility easements of record; (vi) drainages ditches, feeders and drain tile, pipe or

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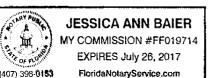
other conduit; (vii) liens and matters of title over which the title insurance company is willing to insure and all other matters of record affecting the property, and (ix) acts done or suffered through the grantee.

Dated this \( \lambda \) of \( \lambda \) EQUITYBUILD, INC. By: JERRY COHEN PRESIDENT

STATE OF ILLPHOIS Florida SS. COUNTY OF COUY.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JERRY COHEN, President of EQUITYPUILD, INC.., personally known to me to be the same persons whose name(s) is subscribed to the foregoing instrumed, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as his 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 official seal, this



#### Prepared by:

Ioana Salajanu Bryce Downey Lenkov, LLC 200 N. LaSalle, Suite 2700 Chicago, IL 60606

City of Chicago Dept. of Finance 672091

8/5/2014 11:52 dr00762

Real Estate Transfer Stamp

\$6 090.00

Batch 8.595

Mail to: Jason Ragan 30220 Marica Rd

Vienna, Missowi

Name and Address of Taxpayer:

Jason Ragan 30220 Maries Rd #341 Vienna Missouri 65582 STATE OF ILLINOIS



AUG. 19.14

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0058000

FP 103051

COOK COUNTY



AUG. 19.14

REVENUE STAMP

REAL ESTATE 0000004137 TRANSFER TAX

0029000

FP 103048

Warranty Deed

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#### **EXHIBIT** A

### LEGAL DESCRIPTION

UNITS 1A, 1B, 1C, 2E, 2D, 2C, 2B, 2A, 3A, 3B, 3C, 3D AND 3E IN 7635 S. COLES AVENUE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTHERLY 50 FEET OF LOT 75 (AS MEASURED ON THE WESTERLY LINE THEREOF) IN DIVISION 1 IN WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST 1/2 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30 TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 0801415077, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

Commonly known as: 7635 S. CO. F.S. AVENUE, CHICAGO, IL 60649

Permanent Index No.: 21-30-404-044-1001 15 - 1013