UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, The Aviles Flipper Investments, LLC, a California limited liability company, 6733 Fair Ave., N. Hollywood, California 91606, and in consideration of TEN DOLLARS (\$10.00), and other good and variable consideration in hand paid, CONVEYS and

DATED 4: 14



Doc#: 1423716073 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 08/25/2014 03:48 PM Pg: 1 of 3

FOR RECU

WARRANTS to Jose Guadalupe Franco, a single man, 10309 S. Avenue L, Chicago, Illinois 60617, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 44 in Block 29 in IronV/o'k a's Addition to South Chicago, being a Subdivision of the South fractional 1/2 of Fractional Section 3 in Township 37 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois. PIN: 26-08-320-005-0000 Commonly known as 10411 S. Avenue M, Chicago, IL 60617

SUBJECT TO general real estate taxes not you due and payable at the time of Closing; building lines and building laws and ordinances, use or eccupancy restrictions, conditions and covenants of record; zoning laws and ordinances with conform to the present usage of the premises; public and utility easements; THIS IS NOT HOMESTEAD PROPERTY

DATED this 6. C day of August, 2014.	
The Aviles Flipper Investments, LLC, a California limited liability company	(e/4,
By: Lourdes Gonzalez DeAviles, Chief Executive Member	
STATE OF)	· C
COUNTY OF	

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Lourdes Gonzalez DeAviles, personally known to me to be the same person who is the Chief Executive Member of The Aviles Flipper Investments, LLC appeared before me this day in person and acknowledged that she signed and delivered said instrument as the Chief Executive Member of said company pursuant to the authority granted her in the operating agreement for said company, and as her own free and voluntary act for the uses and purposes therein set forth.

Notary Public	My commission expires	, 20
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UNOFFICIAL COPY

This instrument was prepared by:

Kori M. Bazanos Law Offices of Kori M. Bazanos 115 S. LaSalle St., Ste. 2600 Chicage, Whois 60603

and after recording should be mailed to:

Victoria Perez 4126 N. Lincoln, Unit 1 Chicago, Illinois 60618

Send Subsequent tax bills to:

Jose Guadalupe Franco

10411 5. Avenue M

Chicyp, 12 60617

Coot County Clart's 21 Aug- 2014 **REAL ESTATE TRANSFER TAX** CHICAGO: 102.00 CTA: 357.00 TOTAL:

26-08-320-005-0000 20140801621434 1-812-789-376

51.00

REAL ESTATE TRANSFER TAX 21-Aug-2014 COUNTY: 17.00 ILLINOIS: 34.00 TOTAL:

26-08-320-005-0000 | 20140801621434 | 0-902-363-264

1423716073 Page: 3 of 3

CALIFORNIA ALL-PURPOSE

	CERTIFICATE OF ACKNOWLEDGMENT				
	State of California				
	County of Los Angeles				
	On Agg. 16th 2014 before me Danny Ward-Herrera Watary Rubte. (Here insert name and title of the officer)				
	personally appeared Lourdes Gonzalez De Aviles.				
	who proved to me (n) he basis of satisfactory evidence to be the person(s) whose name(s) (is) are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his (he)/their authorized capacity (ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.				
	I certify under PENALTY OF PERUCKY under the laws of the State of California that the foregoing paragraph				
	WITNESS my hand and official seal. DANNY WARD-HERRERA Commission # 1966385 Notary Public - California Los Angeles County				
_	Notary Public (Notary Seal)				
ADDITIONAL OPTIONAL IN GRMATION					
	DESCRIPTION OF THE ATTACHED DOCUMENT Warrant Deed (Title or description of attached document continued) INSTRUCTIONS FOR COMPLETING THIS FORM Any acknowledgment convioled in California must contain verbiage exactly as appears above in the notary cition or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded ourside of California. In such instances, any alternative acknowledgment verbiage as may be 1.71 ted on such a document so long as the verbiage does not require the notary in los something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial words, and attached this form if required.				

Number of Pages 2 Document Date 296#2014 (Additional information)

CAPA	CITY CLAIMED BY THE SIGNER
سا	Individual (s)
11	Corporate Officer
	(Title)
[]	Partner(s)
	Attorney-in-Fact
	Trustee(s)
[]	Other

- State and County information must be the State and Pounty where the document signer(s) personally appeared before the notary public for acknowledgment
- Date of notarization must be the date that the signer(s) [cir. nally appeared which must also be the same date the acknowledgment is completed
- · The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public)
- Print the name(s) of document signer(s) who personally appear at the time of notarization
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they; is /ure) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording
- The notary seal impression must be clear and photographically reproducible Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form
- Signature of the notary public must match the signature on file with the office of
 - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
 - Indicate title or type of attached document, number of pages and date.
 - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)
- · Securely attach this document to the signed document