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WARRANTY DEED (Illinois)



THIS DEED is made as of the 8 day of September, 2014, by and between

Doc#: 1427229078 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/29/2014 12:56 PM Pg: 1 of 3

PEERLESS CAPITAL MANAGEMENT, LLC
JUDICIAL SERIES, An Illinois Limited
Liability Company
("Grantor," whether one or more),

and

LUISA BURCA
of Chicago, IL
("Grantee," whether one or more).

WITNESSETH, that the Grantor, by authorization and direction of its Manager, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

"SEE ATTACHED LEGAL DESCRIPTION"

P.I.N.: 11-30-408-054-0000

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

COMMONLY KNOWN AS: 7348 N WINCHESTER AVE., CHICAGO, IL 60626

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, 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: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2014 and subsequent years.

REAL ESTATE TRANSFER TAX		25-Sep-2014
	COUNTY:	77.50
	ILLINOIS:	155.00
	TOTAL:	232.50

11-30-408-054-0000 | 20140901630282 | 2-071-573-632

REAL ESTATE TRANSFER TAX		25-Sep-2014
	CHICAGO:	1,162.50
	CTA:	465.00
	TOTAL:	1,627.50

11-30-408-054-0000 | 20140901630282 | 0-815-707-264

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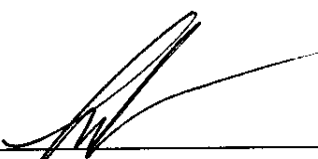
P.I.N.: 11-30-408-054-0000

COMMONLY KNOWN AS: 7348 N WINCHESTER AVE., CHICAGO, IL 60626

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 8th day of September, 2014.

PEERLESS CAPITAL MANAGEMENT, LLC JUDICIAL SERIES

Property of Cook County Clerk's Office

BY: 
Manager

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste E, Lincolnwood, IL 60712

MAIL TO:
Luisa Burca
4102 N Wolcott
Unit 2
Chicago IL 60613

SEND SUBSEQUENT TAX BILLS TO:
LUISA BURCA
4102 N Wolcott
Unit 2
Chicago IL 60613


OR

RECORDER'S OFFICE BOX NO. _____

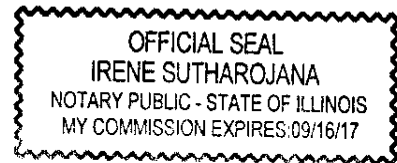
STATE OF Illinois }
 } SS
COUNTY OF Cook }

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Luisa Burca, Manager of PEERLESS CAPITAL MANAGEMENT, LLC JUDICIAL SERIES is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of September, 2014.

Notary Public 

My Commission Expires: 9/16/17



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ALTA Commitment (01/14/14)

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Exhibit A - Legal Description

PARCEL 1: THE EAST 43.85 FEET OF A TRACT OF LAND DESCRIBED AS LOT 1 AND THE NORTH 17 FEET OF LOT 2 IN J. HARLES RESUBDIVISION OF PART OF BLOCK 1 OF MURPHY'S ADDITION TO ROGERS PARK IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, CHICAGO, ILLINOIS.

PARCEL 1A: ALSO SOUTH 17 FEET LYING WEST OF THE EAST 128.12 FEET THEREOF OF SAID TRACT OF LAND DESCRIBED AS LOT 1 AND THE NORTH 17 FEET OF LOT 2 AFORESAID.

PARCEL 2: EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND COVENANTS AND EXHIBIT "A" ATTACHED DATED JANUARY 27, 1971 AND RECORDED JANUARY 29, 1971 AS DOCUMENT NO. 21385174 AND AS CREATED BY THE DEED FROM MARIE L. HOFFBERG TO FIRST NATIONAL BANK OF DES PLAINES AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 4, 1976 AND KNOWN AS TRUST NUMBER 60291427 DATED FEBRUARY 4, 1976 AND RECORDED FEBRUARY 18, 1976 AS DOCUMENT NUMBER 23392066 AND AS CREATED BY THE DEED FROM DESMOND D. DOHENY AND GILBERT SCHAEFER TO FNB OF DES PLAINES AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 4, 1976 AND RECORDED FEBRUARY 18, 1976 AS DOCUMENT 23392065, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office