

Mail to:  
PROPER TITLE, LLC  
180 N. LaSalle Street  
Ste. 2440  
Chicago, IL 60601  
714-01962  
1 of 2

WCB HOLDINGS, LLC  
WILLIAM C. BORNEMAN, Managing Member of

*[Signature]*

DATED this 25 day of September, 2014.

Said party of the first part, for itself and its successors, does hereby represent, covenant, promise and agree, to and with said party of the second part, his/her successors and/or assigns, that it has not done, or suffered to be done, anything whereby the 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 him, it WILL WARRANT AND FOREVER DEFEND.

Together with all hereditaments and appurtenances thereunto belonging, or appertaining thereto, and all reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, in and to the above described premises; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her successors and/or assigns, forever.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Permanent Index No.: 13-26-319-028-0000  
Address of Real Estate: 2528 N. Ridgeway Avenue, Chicago, Illinois 60647

See Legal Description Attached as Exhibit "A"

WITNESSETH, that the said party of the first part, for and in consideration of TEN AND NO/100THS (\$10.00) DOLLARS and other good and valuable considerations, in hand paid by the party of the second part, receipt of which is hereby expressly acknowledged, and pursuant to the authority of the Members of said company, by these presents does hereby REMISE, RELEASE and CONVEY unto the party of the second part, and to his/her successors and/or assigns, forever, all of the following described real estate, individually, being situated in Cook County, Illinois, and legally described as follows, to-wit:

THIS INDENTURE, made this 25 day of September, 2014, by and between WILLIAM C. BORNEMAN, Managing Member of WCB HOLDINGS, LLC an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part and CARRIE VALENCIA of the State of Illinois and, party of the second part.

Doc#: 1427950023 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarborough  
Cook County Recorder of Deeds  
Date: 10/06/2014 10:42 AM Pg: 1 of 5

SPECIAL WARRANTY  
DEED  
(Limited Liability Company to  
Individual)



PROPER TITLE, LLC  
Cook County Clerk

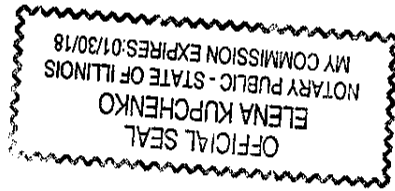
# UNOFFICIAL COPY

Property of Cook County Clerk's Office

Carrie Valencia  
2528 N. Ridgeway Ave.  
Chicago, IL 60647

SEND SUBSEQUENT TAX BILLS TO:

Chicago, IL 60647



MAIL TO: ~~Joseph Bork~~ ~~1441 S. State St.~~  
Carrie Valencia  
2528 N. Ridgeway

Northbrook, IL 60062  
400 Skokie Blvd., Suite 380

Peter J. Janus, Jr.  
This instrument was prepared by:

Notary Public

Given under my hand and official seal, this 25 day of September, 2014

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, WILLIAM C. BORNEMAN, Managing Member of WCB HOLDINGS, LLC 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 he 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.

State of Illinois )  
County of Cook )  
ss. )  
)

# UNOFFICIAL COPY

ALTA Commitment  
Exhibit A

(PT14\_01968APT.PFD/PT14\_01968APT/50)

Property of Cook County Clerk's Office

13-26-319-028-0000

LOT EIGHTY-SIX (86) IN C. P. DOSE'S SUBDIVISION OF BLOCK THIRTEEN (13) (EXCEPT THE NORTH FORTY-FOUR (44) FEET THEREOF) IN KIMBELL'S SUBDIVISION OF THE EAST HALF OF THE SOUTH WEST QUARTER AND WEST HALF OF THE SOUTH EAST QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE TWENTY-FIVE (25) ACRES IN THE NORTH EAST CORNER), IN COOK COUNTY, ILLINOIS.

The land referred to in this Commitment is described as follows:



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

Commitment Number: PT14\_01968APT

Proper Title as an Agent for Chicago Title

# UNOFFICIAL COPY


Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		30-Sep-2014
	COUNTY:	155.00
	ILLINOIS:	310.00
	TOTAL:	465.00
13-26-319-028-0000   20140901633852   0-844-330-112		

89101

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	30-Sep-2014
	
CHICAGO:	2,325.00
CTA:	930.00
TOTAL:	3,255.00
13-26-319-028-0000   20140901633852	2-036-667-520