

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 1430019143 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/27/2014 04:25 PM Pg: 1 of 2

The Grantor(s) EXCEL CAPITAL, LLC, of 6292 West Spring Mountain Road, Ste. 105, Las Vegas, Nevada 89146, for and in consideration of THIRTY-SIX THOUSAND DOLLARS (\$36,000.00), and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS AND WARRANTS to VICTOR GARCIA (a single man), of 5011 Valley Lane, Unit 400, Streamwood, Illinois 60107, all interest in the following described Real Estate situated in Cook County in the State of Illinois, to wit:

LEGAL DESCRIPTION

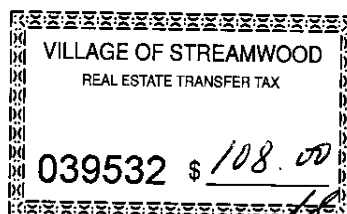
UNIT 400 IN SHANNON COURT CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 IN BLOCK 501 IN THE OAKS UNIT NUMBER 3, BEING A RESUBDIVISION OF SECTIONS "E" AND "F" IN THE OAKS UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF STREAMWOOD, IN COOK COUNTY, ILLINOIS, HEREINAFTER REFERRED TO AS "PARCEL" WHICH SURVEY IS ATTACHED TO EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM FOR SHANNON COURT CONDOMINIUMS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 93332086, TOGETHER WITH AN UNDIVIDED 2.06324 INTEREST IN THE COMMON ELEMENTS OF SAID PARCEL.

Commonly known as: 5011 Valley Lane, Unit 400, Streamwood, Illinois 60107

Property Tax ID: 06-26-365-004-1030

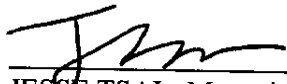
SUBJECT TO: Current taxes, assessments, reservations of record and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.



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Dated: October 7th, 2014



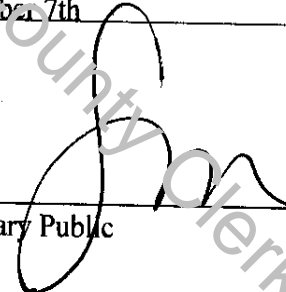
JESSE TSAI - Managing Member
EXCEL CAPITAL, LLC

State of Nevada)
) SS
County of Clark)

I, the undersigned a notary public in and for said County, in the States aforesaid, do hereby certify that the Grantor(s) EXCEL CAPITAL, LLC, on behalf of EXCEL CAPITAL, LLC, is personally known to me to be the same person(s)/entity whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered 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, on October 7th, 2014.



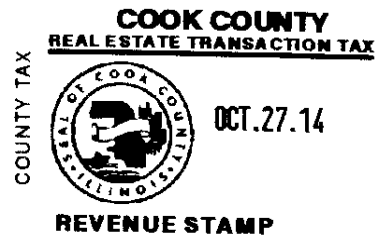


Notary Public

AFTER RECORDING MAIL TO: Netco Title 7345 S. Pecos Rd Ste 105 Lv Nv 89120

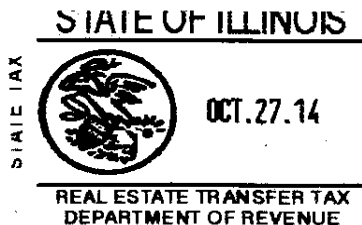
SEND SUBSEQUENT TAX BILLS TO: Victor Garcia, of 5011 Valley Lane, Unit 400, Streamwood, Illinois 60107.

This instrument was prepared (without an examination of title) by: Patrick W. Walsh, P.C., 625 Plainfield Road, Suite 330, Willowbrook, IL 60527.



REAL ESTATE TRANSFER TAX	
0001800	
# 0000021492	FP 103042

2



REAL ESTATE TRANSFER TAX	
0003600	
# 0000021567	FP 103037