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PREPARED BY:
Austin Jarrett Ltd
411 E. Business Center Drive Suite 112
Mount Prospect, IL 60056

Doc#: 1431141119 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/07/2014 02:55 PM Pg: 1 of 3

MAIL FUTURE TAX BILLS TO:
Greenspire Residential Partners, LLC
560 Green Bay Rd #405
Winnetka, IL 60093

MAIL RECORDED DEED TO:
Keith L. Moore
560 Green Bay Rd. #405
Winnetka, IL 60093

WARRANTY DEED
Statutory (Illinois)

The Grantor(s), **STEPHENNE TODD**, an Unmarried Person, for and in consideration of ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and warrants to Grantee(s), **GREENSPIRE RESIDENTIAL PARTNERS, LLC**, a Limited Liability Company, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

PERMANENT INDEX NUMBER: 20-10-219-031-1005 #3N
ADDRESS OF REAL ESTATE: 4936 S. Champlain Ave., Chicago, IL 60615

SC S P S
SC S P S
INT

GRANTOR, does hereby covenant and represent that grantor 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 grantor, grantor **WILL WARRANT AND DEFEND**; 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 provided they do not interfere with the current use and enjoyment of the Real Estate. "*Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$138,000.00 until 90 days from the date of this deed. These restrictions shall run with the land are not personal to the Grantee.*"

BOX 15

FIDELITY NATIONAL TITLE 5301 5214

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Warranty Deed-Continued

Dated this 29th day of October, 2014.

X By: Stephenne Todd
Stephenne Todd

STATE OF _____)
COUNTY OF COOK) ss

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **STEPHENNE TODD**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he/they signed, sealed and delivered the said instrument as his/her/their 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 29th day of October, 2014.

My Commission expires 7/17/16

Ella R Austin
Notary Public



REAL ESTATE TRANSFER TAX		31-Oct-2014
	COUNTY:	57.50
	ILLINOIS:	115.00
	TOTAL:	172.50
20-10-219-031-1005 20141001640077 0-111-100-544		

REAL ESTATE TRANSFER TAX		31-Oct-2014
	CHICAGO:	862.50
	CTA:	345.00
	TOTAL:	1,207.50
20-10-219-031-1005 20141001640077 1-325-137-024		

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE SCHEDULE A (CONTINUED)

ORDER NO. : 2011 053015214 USC

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS :

PARCEL 1:

UNIT NO. 3N IN 4936-4938 SOUTH CHAMPLAIN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 17 IN BLOCK 1 IN WASHINGTON PARK SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0508103023 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-3 AND S-4 LIMITED COMMON ELEMENT(S) AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0508103023.

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