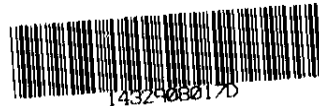


# UNOFFICIAL COPY



14329080170

## WARRANTY DEED

### MAIL TO:

Shane E. Mowery, Esq.  
3653 West Irving Park Road  
Chicago, Illinois 60618

Doc#: 1432908017 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/25/2014 10:20 AM Pg: 1 of 1

### SEND SUBSEQUENT TAX BILLS TO:

DEREK ABBOTT AND BENJAMIN MOLINA  
1342 Ridgeland Avenue  
Berwyn, IL 60402

The Grantor, VINTAGE 3 LLC, an Illinois Limited Liability Company, of the Village of Lake in the Hills, in the county of McHenry, State of Illinois, in consideration of the sum of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, Convey and Warrants unto the Grantee, DEREK ABBOTT AND BENJAMIN MOLINA, not as TENANTS IN COMMON but as JOINT TENANTS, the following described real estate situated in Cook County, in the State of Illinois, to wit:

LOT 21 IN OGDEN ADDITION TO SOUTH RIDGELAND BEING A SUBDIVISION OF BLOCK 32 IN SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT SOUTH 300 ACRES), IN COOK COUNTY, ILLINOIS.

c/k/a 1342 Ridgeland Avenue, Berwyn IL 60402  
PIN# 16-19-215-041-0000

Subject to 2014 and subsequent year's general real estate taxes, covenants, conditions, restrictions and easements of record. The grantors hereby covenant with the grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; and that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Dated this 10 day of Nov, 2014

VINTAGE 3 LLC

State of Illinois

County of \_\_\_\_\_

I, the undersigned, a Notary Public in and for Said County, in the State aforesaid, DO HEREBY CERTIFY that Brian Welch, as Manager of VINTAGE 3 LLC personally known to me to be the same person whose names 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.

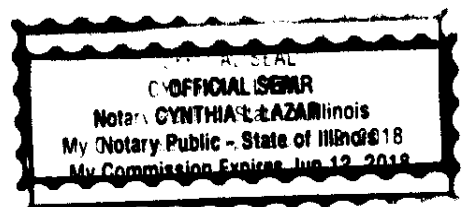
Given under my hand and seal this 10 day of Nov, 2014

Commission expires \_\_\_\_\_

NOTARY PUBLIC

This instrument was prepared by Jerrold A. Lazar, 611 S. Milwaukee Ave., Suite 12, Libertyville, IL 60048

THE CITY OF   
BERWYN, IL  
2,550.00  
11-17-2014  
REAL ESTATE  
TRANSFER TAX  
H.S.  
COLLECTOR'S OFFICE



16-19-215-041-0000 | 20141101643572 | 0-455-496-3-20



COUNTY: 127.50  
ILLINOIS: 255.00  
TOTAL: 382.50

09/17/14  
281  
FIDELITY NATIONAL TITLE