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GEORGE E. COLE®  
LEGAL FORMS

No. 804  
November 1994

## WARRANTY DEED Statutory (Illinois) (Corporation to Individual)



Doc#: 1435204024 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/18/2014 09:38 AM Pg: 1 of 3

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PK 99357B RD  
10/2 CT-201442868

THE GRANTOR  
BERTCO DEVELOPMENT, LLC

a corporation 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, for and in consideration

of the sum of \_\_\_\_\_

TEN (\$10.00) DOLLARS,

and other good and valuable considerations \_\_\_\_\_

\_\_\_\_\_ in hand paid,

and pursuant to authority given by the Board of Directors  
of said corporation, CONVEYS and WARRANTS to  
GEORGE E. GURROIA and RUTH VILLANUEVA  
Unit 103 - 3255 S. Shields Avenue  
Chicago, IL 60616

Above Space for Recorder's Use Only

not as Joint Tenants with rights of survivorship,  
nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described  
Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

S  
P  
S  
SC  
INT  
Y  
Z  
N  
X  
M

Permanent Real Estate Index Number(s): 17-33-209-009-0000 and 17-33-209-010-0000

Address(es) of Real Estate: Unit 103, PS-9, SA-G - 3255 S. Shields Avenue - Chicago, IL 60616

SUBJECT TO ~~all~~ covenants, conditions, and restrictions of record,

Document No.(s) 140518011; and to General Taxes

for 2014 and subsequent years.

In Witness Whereof, the Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these  
presents by its Managing Member President, and attested by its \_\_\_\_\_ Secretary, this 17th  
day of October, 2014, ~~xxxx~~

BERTCO DEVELOPMENT, LLC

[Signature] (Name of Corporation)

Impress  
Corporate Seal  
Here

By MICHAEL BERTUCCI, Managing Member

President

Attest:

Secretary

BOX 334 CT

# UNOFFICIAL COPY

WARRANTY DEED  
Corporation or Individual

GEORGE E. COLE  
NOTARY PUBLIC

State of Illinois )  
County of Cook )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that MICHAEL BERTUCCI, Managing Member of the BERTCO DEVELOPMENT, LLC personally known to me to be the Managing Member of said corporation, 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 severally acknowledge that as such Managing Member he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal,

this 17th day of October 2014.

*Philip K. Gordon*  
NOTARY PUBLIC

COMMISSION EXPIRES: 4-18-2016



This instrument was prepared by PHILIP K. GORDON, Atty at Law  
809 W. 35th St., Chgo, 11 60609

MAIL TO:

KENNETH W. GRZYMEK, Esq.  
6204 W. 63rd St.  
Chicago, IL 60631

SEND SUBSEQUENT TAX BILLS TO:

GEORGE GORDOLA • RUTH VILLANUEVA  
3255 S. SHIELDS AVE, UNIT 103  
Chicago, IL 60616


**UNOFFICIAL COPY****LEGAL DESCRIPTION**



**PARCEL 1:**  
 UNIT 103, IN THE ARMOUR PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
 LOTS 25, 26, 27 AND 28 IN BLOCK 4 OF PROPOSED SUBDIVISION OF BLOCK 4 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1420518011; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (EXCEPT FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY ILLINOIS.

**PARCEL 2:**  
 THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE P-9, AND STORAGE SPACE SA-G, AND COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION ABOVE RECORDED AS DOCUMENT 1420518011.

ADDRESS: Unit 103, PS/9, SA/G, 3255 S. Shields Ave.  
 Chicago, IL 60616

PIN: 17-33-209-009-0000 and 17-33-209-010-0000

|   |                          |
|---|--------------------------|
| <b>REAL ESTATE TRANSFER TAX</b>   | 21-Oct-2014              |
|  | <b>CHICAGO:</b> 2,167.50 |
|   | <b>CTA:</b> 867.00       |
|   | <b>TOTAL:</b> 3,034.50   |
| 17-33-209-009-0000   20141001637288   1-594-637-440                                 |                          |

|   |                         |
|---|-------------------------|
| <b>REAL ESTATE TRANSFER TAX</b>   | 21-Oct-2014             |
|  | <b>COUNTY:</b> 144.50   |
|  | <b>ILLINOIS:</b> 289.00 |
|   | <b>TOTAL:</b> 433.50    |
| 17-33-209-009-0000   20141001637288   1-326-267-520                                 |                         |