

UNOFFICIAL COPY

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PREPARED BY:

Galanopoulos & Galgan
340 Butterfield Road, Suite 1A
Elmhurst, IL 60126

MAIL TAX BILL TO:

Joshua Brander and Anna Oehme
7005 W. 113th Street
Worth, IL 60482

MAIL RECORDED DEED TO:

Russell Kazda
11555 S. Harlem Avenue, Ste. A
Worth, IL 60482



Doc#: 1500210089 Fee: \$40.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/02/2015 03:45 PM Pg: 1 of 2

1/2

WARRANTY DEED - LIMITED LIABILITY COMPANY TO INDIVIDUAL
(Illinois)

THE GRANTOR(S), Big Pine Construction 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to Joshua Brander and Anna Oehme, of 3300 W. 108th Street, Chicago, Illinois 60655, party of the second part, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

LOT 189 IN ARTHUR DUNAS' HARLEM AVENUE ADDITION NUMBER 3, A SUBDIVISION OF THE SOUTH 1435.50 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THE WEST 33 FEET OF THE EAST 1/2 AND EXCEPT THEREFROM THE EAST 33 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 24-19-112-007-0000

Commonly known as: 7005 W. 113th Street, Worth, IL 60482

REAL ESTATE TRANSFER TAX 29-Dec-2014



COUNTY:	80.00
ILLINOIS:	160.00
TOTAL:	240.00

24-19-112-007-0000 | 20141201648714 | 1-537-227-392

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

S Y
P 2
S N
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INT X

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In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 4 day of December, 2014.

Big Pine Construction LLC

By Mary Ann Wyman
Mary Ann Wyman, Authorized Member or Manager

STATE OF ILLINOIS

SS

COUNTY OF DeWitt

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Mary Ann Wyman, personally known to me to be the Authorized Member or Manager of Big Pine Construction LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 4 day of December, 2014

[Signature]
Notary Public

My commission expires: 4/4/17

Exempt under the provisions of paragraph _____

