

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



1504826033

Doc#: 1504826033 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/17/2015 11:25 AM Pg: 1 of 2

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CT

Property of Cook County Clerk's Office

THE GRANTOR(S), Armando Torres and Oralia Torres, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS to SUSTAINABUILD, LLC-2059 MOZART SERIES, of 538 N. Western Ave., Chicago, Illinois of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

The North 1/2 of lot 7 in John Johnston's Jr. Subdivision of Lots 1-6 Inclusive, in Block 7 and Lots 5, 6 and 7 in Block 12, All In Town of Schleswig, a Subdiivision of Part of the Northwest 1/4 of Section 6, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

**SUBJECT TO:** general taxes for the year 2014 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)2014

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-36-122-004-0000  
Address(es) of Real Estate: 2059 N. Mozart, Chicago, Illinois 60647

Dated this 29th day of January, 2015

Armando Torres  
Armando Torres

Oralia Torres  
Oralia Torres

Box 400

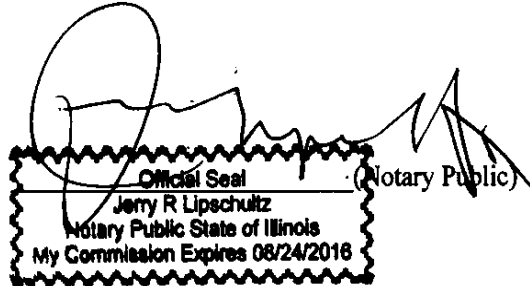
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Armando Torres and Oralia Torres, husband and wife, 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 they signed, sealed and delivered the said instrument as 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 January, 2015





**Prepared By:** Jerry R. Lipschultz  
205 W. Randolph Suite 2100  
Chicago, Illinois 60606

**Mail To:**  
SUSTAINABUILD, LLC-2059 MOZART SERIES  
LAW OFFICES OF KULAS & KULAS, P.C.  
2329 W. CHICAGO AVE.  
CHICAGO, IL 60622

**Name & Address of Taxpayer:**  
SUSTAINABUILD, LLC-2059 MOZART SERIES  
C/O IGOR PETRUSHCHAK  
538 N. WESTERN AVE.  
CHICAGO, IL 60612

REAL ESTATE TRANSFER TAX		30-Jan-2015
	CHICAGO:	2,707.50
	CTA:	1,083.00
	TOTAL:	3,790.50
13-36-122-004-0000   20150101660426   0-585-692-800		

REAL ESTATE TRANSFER TAX		30-Jan-2015
	COUNTY:	180.50
	ILLINOIS:	361.00
	TOTAL:	541.50
13-36-122-004-0000   20150101660426   0-933-688-960		