

UNOFFICIAL COPY



Doc#: 1507147098 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/12/2015 09:51 AM Pg: 1 of 3

3-6
311

40015549 1/1

**WARRANTY DEED
ILLINOIS STATUTORY
Individual/Corporation**

This is NOT Homestead Property.

THE GRANTOR(S), **Nancy Y. Franco-Maldonado, Not Personally but as Sole Trustee of the Nancy Y. Franco-Maldonado Trust Dated December 26, 2012**, of the City of CHICAGO, County of COOK, State of ILLINOIS for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to *
an Illinois Corporation in good standing, of 1424 W. Division, Chicago, Illinois 60642 of the County of Cook, Individually, all interest in the following described Real Estate situated in the County of COOK in the State of ILLINOIS, to wit:

*1755 N. Monticello, Inc.

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; Public and utility easements; existing leases and tenancies, if any; visible private and public roads and easements therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and General real estate taxes not yet due and payable at the time of Closing.

TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 13-35-321-020-0000; 13-35-321-021-0000; 13-35-321-003-0000; 13-35-321-002-0000
Address(es) of Real Estate: 1754-58 N. Central Park Avenue, Chicago, Cook County, Illinois 60647
1755-57 N. Monticello Avenue, Chicago, Cook County, Illinois 60647

Dated this 6th day of FEBRUARY, 20 15.

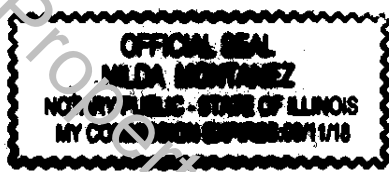
Nancy Y. Franco-Maldonado, Not Personally but as Sole Trustee
of the Nancy Y. Franco-Maldonado Trust Dated December 26, 2012

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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: **Nancy Y. Franco-Maldonado, Not Personally but as Sole Trustee of the Nancy Y. Franco-Maldonado Trust Dated December 26, 2012**, 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, if any.

Given under my hand and official seal, this 6th day of February, 2015.



Nilda Montanez (Notary Public)

Prepared by:

Anthony J. Amelio, Esq.
Law Office of Samuel V.P. Banks
221 North LaSalle Street
38th Floor
Chicago, Illinois 60601

Mail to:

Daniel G. Lauer, Esq.
1424 W. Division
Chicago, Illinois 60642

REAL ESTATE TRANSFER TAX		04-Mar-2015
	CHICAGO:	3,750.00
	CTA:	1,500.00
	TOTAL:	5,250.00
13-35-321-021-0000 20150201661840 1-029-857-664		

Name and Address of Taxpayer:

~~Indeco Holdings, Inc.~~ 1755 N. Monticello, Inc.
1424 W. Division
Chicago, Illinois 60642

REAL ESTATE TRANSFER TAX		04-Mar-2015
	COUNTY:	250.00
	ILLINOIS:	500.00
	TOTAL:	750.00
13-35-321-021-0000 20150201661840 1-265-262-976		

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Exhibit A - Legal Description

PARCEL 1: LOTS 1 AND 2 IN BLOCK 1 IN MARY A. REID'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION AND EXCEPT RAILROAD); ALSO THE EAST 1/2 OF THE VACATED ALLEY LYING WEST AND ADJOINING LOT 1 AND LOT 2, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 45 IN BLOCK 1 IN MARY A. REID'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 AND EXCEPT RAILROAD); ALSO THE WEST 1/2 OF THE VACATED ALLEY LYING EAST AND ADJOINING LOT 45, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 46 IN BLOCK 1 IN MARY A. REID'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION AND EXCEPT RAILROAD); ALSO THE WEST 1/2 OF THE VACATED ALLEY LYING EAST AND ADJOINING LOT 46, ALL IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the lands known as:

Parcel 1: 1754-58 North Central Park Avenue, Chicago, Cook County, Illinois 60647

Parcel 2: 1755 North Monticello Avenue, Chicago, Cook County, Illinois 60647

Parcel 2: 1757 North Monticello Avenue, Chicago, Cook County, Illinois 60647

Tax identification no.:

Parcel 1: 13-35-321-020-0000 and 13-35-321-021-0000

Parcel 2: 13-35-321-003-0000

Parcel 3: 13-35-321-002-0000