

# UNOFFICIAL COPY

## WARRANTY DEED

ILLINOIS STATUTORY  
(Individual to Individual)



Doc#: 1507122013 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/12/2015 09:16 AM Pg: 1 of 3

895646  
10956

MAIL TO:

Gary Mages  
707 Lake Cook #314  
Deerfield, IL 60015

NAME & ADDRESS OF TAXPAYER:

ELITE INVEST, LLC SERIES 1050  
404 S. Wells, 2<sup>nd</sup> floor  
Chicago, IL 60607

RECORDER'S STAMP

THE GRANTOR(S) SHIMON PODRIGAL, a married man  
of the City Chicago of Chicago County of Cook State of Illinois  
for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS

and other good and valuable considerations in hand paid,  
CONVEY(S) AND WARRANT(S) to ELITE INVEST, LLC SERIES 1050, an Illinois Limited Liability Company

(GRANTEES' ADDRESS) 707 Lake Cook Road - Suite 314  
of the City Deerfield of Deerfield County of Cook State of Illinois  
all interest in the following described real estate situated in the County of Cook, in the State of Illinois,  
to wit:

-----SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF-----

SUBJECT PROPERTY DOES NOT CONSTITUTE HOMESTEAD PROPERTY OF GRANTOR

NOTE: If additional space is required for legal - attach on separate 8-1/2" x 11 sheet, with a minimum of 1/2" clear margin on all sides.

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

Permanent Index Number(s): 20-28-223-023

Property Address: 7418 SOUTH HARVARD AVENUE, CHICAGO, ILLINOIS 60621

Dated this 6th day of March, 2015

SHIMON PODRIGAL (Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

REAL ESTATE TRANSFER TAX	09-Mar-2015
CHICAGO:	187.50
CTA:	75.00
TOTAL:	262.50

REAL ESTATE TRANSFER TAX	09-Mar-2015
COUNTY:	12.50
ILLINOIS:	25.00
TOTAL:	37.50

20-28-223-023-0000 | 20150301667754 | 1-788-600-704

h 20-28-223-023-0000 | 20150301667754 | 0-446-423-424

CCRD REVIEWER 124

Box 334  
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# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

FROM

TO

Property of Cook County Clerk's Office

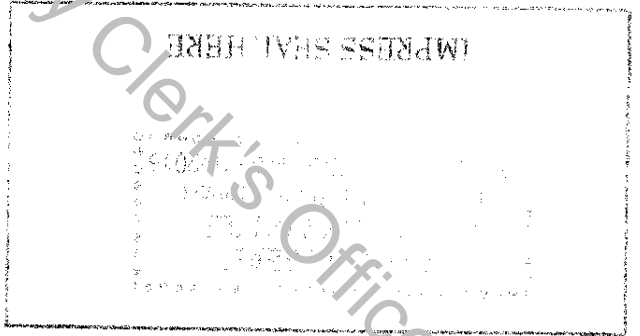
This conveyance must contain the name and address of the Grantor for tax billing purposes: (56 ILCS 5/3-5020) and name and address of the person preparing the instrument: (56 ILCS 5/3-5022)

Signature of Buyer, Seller or Representative

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
REAL ESTATE TRANSFER ACT  
DATE

NAME AND ADDRESS OF PREPARER  
Aurum Reiter, Ltd.  
3016 West Sheridan Avenue  
Chicago, Illinois 60645

COOK COUNTY ILLINOIS TRANSFER STAMP



Notary Public

My commission expires on

Given under my hand and notarial seal, this

day of March, 2015

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 acknowledged that he signed, sealed and entered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SHIMON PODRIGAL

I, the undersigned, a Notary Public in and for said County in the State aforesaid, CERTIFY THAT

STATE OF ILLINOIS  
County of COOK

# UNOFFICIAL COPY

## EXHIBIT A

LOT 2 IN BLOCK 7 IN KATHERINE HOFFMAN'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS OF REAL ESTATE: 7418 SOUTH HARVARD AVENUE,  
CHICAGO, ILLINOIS 60621

PERMANENT TAX INDEX NO.: 20-28-223-023

Subject to general real estate taxes for the years 2014 and subsequent; covenants, conditions and restrictions of record and as contained in Document No.3761000 dated and recorded September 30,1905; building lines and easements, ; Proceedings pending in Circuit Court of Cook County, Illinois as Case Number 2012 M1-403491 and Lis Pendens recorded as Document No.1235941060; Certificate recorded October 9, 2013 as Document Number 1328213019 by the Illinois Department of Commerce and Economic Opportunity and the Conditions contained therein.

SUBJECT PROPERTY IS CONVEYED IN ITS CURRENT "AS IS - WHERE IS" CONDITION.