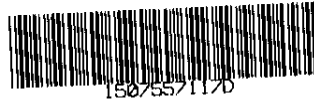


# UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY**



15075571170

Doc#: 1507557117 Fee: \$40.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/16/2015 10:53 AM Pg: 1 of 2

40017002

1/2

GIT  
(313)

THE GRANTOR(S), **LUXURY BUILDING<sup>S</sup> LLC**, a 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, CONVEY(S) and WARRANT(S) to: **ANDREA ARCHIE AND BRIAN NIX, husband and wife, as TENANTS BY THE ENTIRETY.**

(GRANTEE'S ADDRESS): 2629 S. Michigan, Chicago, IL 60616.

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 35 IN FOWLERS SUBDIVISION OF LOTS 7 AND 10 IN BLOCK 2 IN DYER AND DAVISSONS SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: 2014 2nd installment and subsequent years Real Estates Taxes, Covenants, Conditions, Easements and restrictions of Public Record.

In Witness Whereof, said Grantor has caused its corporate seal to be here to affixed and has caused its name to be signed to these presents by its President.

Permanent Real Estate Index Number(s): 17-34-123-035-0000.

Address(es) of Real Estate: 3413 S. Calumet Avenue, Chicago, IL 60616

Dated this 27<sup>th</sup> day of February, 2015

Sawsan Jawdat, Managing Member  
LUXURY BUILDING<sup>S</sup> LLC

②

**UNOFFICIAL COPY**

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT  
 Sawsan Jawdat, *managing member*

personally known to me to be the President of Luxury Buildings LLC., and personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the same instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27<sup>th</sup> day of February, 2015.



*Pat A* \_\_\_\_\_ (Notary Public)

Prepared by: Patricia A. Towns, Attorney at Law  
 9300 S. Ashland  
 Chicago, IL 60620

**Mail To:**

BRIAN NIX  
3413 S. CALUMET  
CHICAGO IL 60616

**Name & Address of Taxpayer:**

BRIAN NIX  
3413 S. CALUMET  
CHICAGO IL 60616

REAL ESTATE TRANSFER TAX		12-Mar-2015
	COUNTY:	230.00
	ILLINOIS:	460.00
	TOTAL:	690.00
17-34-123-035-0000   20150201666456   1-691-025-792		

REAL ESTATE TRANSFER TAX		12-Mar-2015
	CHICAGO:	3,450.00
	CTA:	1,380.00
	TOTAL:	4,830.00
17-34-123-035-0000   20150201666456   0-071-782-784		