



Doc#: 1509356074 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 04/03/2015 10:57 AM Pg: 1 of 5

WARRANTY DEED
ILLINOIS STATUTORY
Limited liability company to Individual(s)

MADE TO:

William Brennan
835 McClinton Drive
Burr Ridge, Illinois 60527

NAME/ADDRESS OF TAXPAYER(S):

Stanley L. Chia
Ashley M. Chia
1712 West Fletcher
Chicago, Illinois 60657

RECORDER'S STAMP

The Grantor, **MAGNUM HOMES, LLC**, a limited liability company organized 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 the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said company, **CONVEYS and WARRANTS** unto

STANLEY CHIA and ASHLEY CHIA, *husband and wife, as tenants by the entirety,*

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

See Legal Description attached hereto and made a part hereof.

Permanent Index Number: 14-30-203-039-0000 (affects other land)

Commonly Known As: **1712 West Fletcher**, Chicago, IL 60657

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2014 (second installment) and subsequent.

In Witness Whereof, the said Grantor has caused its name to be signed to these presents by a Manager this 27 day of March, 2015.

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mail to:
PROPER TITLE, LLC
130 N. LaSalle Street
Ste. 2440
Chicago IL 60601
PT 15-00814

Magnum Homes, LLC,
an Illinois limited liability company

By: X Seamus Murnin
Seamus Murnin, Its Manager

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UNOFFICIAL COPY

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory, personally known to me to be a Manager of **MAGNUM HOMES, LLC**, and 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 as such Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 27 day of March, 2015.



John E. Lovstrand

Notary Public

This instrument prepared by: John E. Lovstrand, Esq.
JOHN E. LOVSTRAND, P.C.
30 Green Bay Road
Winnetka, IL 60093

Property of Cook County Clerk's Office

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Proper Title as an Agent for Fidelity National

Commitment Number: PT15_00814AA3

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

LOT 50 IN EUGENE E. PRUSSING'S ADDITION TO LAKE VIEW, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 7 ACRES THEREOF) OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

14-30-203-039-0000

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30-Mar-2015

REAL ESTATE TRANSFER TAX



CHICAGO:

11,137.50

CTA:

4,455.00

TOTAL:

15,592.50

14-30-203-039-0000

20150301669669

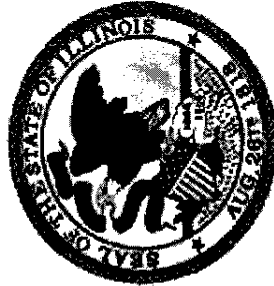
1-324-984-704

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30-Mar-2015

REAL ESTATE TRANSFER TAX



COUNTY:

742.50

ILLINOIS:

1,485.00

TOTAL:

2,227.50

14-30-203-039-0000

20150301669669

2-129-045-888

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