

# UNOFFICIAL COPY

Saturn Title LLC  
1514464

494



Doc#: 1515350034 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/02/2015 08:33 AM Pg: 1 of 3

## Warranty Deed Statutory (Illinois)

THE GRANTOR(S), **Time Properties, Inc.**, an Illinois corporation of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Paper Street Group, LLC**, an Illinois limited liability company of 687 N. Milwaukee Ave., Chicago, Illinois, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2014 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.


Permanent Index Number(s): 16-12-428-043-1001



Property Address: 2440 W. Madison St. Chicago, IL 60612

Dated this 21st day of May, 2015.

Time Properties, Inc.

  
By: Krzysztof Karbowski, President

REAL ESTATE TRANSFER TAX		29-May-2015
	CHICAGO:	937.50
	CTA:	375.00
	TOTAL:	1,312.50
16-12-428-043-1001   20150501689493   1-135-402-368		

REAL ESTATE TRANSFER TAX		29-May-2015
	COUNTY:	62.50
	ILLINOIS:	125.00
	TOTAL:	187.50
16-12-428-043-1001   20150501689493   1-270-144-384		

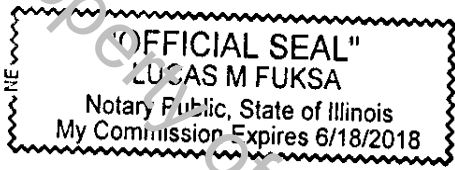
3

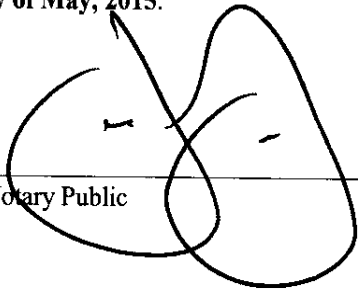
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Krzysztof Karbowski of Time Properties, Inc., personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this **21st day of May, 2015.**



  
\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

**THIS DOCUMENT PREPARED BY:**

Fuksa Khorshid, LLC  
Lucas Fuksa  
70 W. Erie St., 2nd Floor  
Chicago, IL 60654

**MAIL TAX BILL TO:**

Paper Street Group, LLC

687 N Milwaukee Ave  
Chicago IL 60642

**MAIL RECORDED DEED TO:**

Paper Street Group, LLC

687 N Milwaukee Ave  
Chicago IL 60642

Cook County Clerk's Office

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Fidelity National Title Insurance Company  
COMMITMENT FOR TITLE INSURANCE

File No: 1514464 Reference No:

### EXHIBIT A

**Legal:**

UNIT C IN THE 2440 WEST MADISON CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 17 (EXCEPT THE EAST 2.00 FEET) AND THE EAST 3.00 FEET OF LOT 18 IN L.D. BOONE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST BLOCK OF THE EAST 33.81 ACRES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0633315087, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Address: 2440 W. Madison St. C, Chicago, IL 60612

PIN #: 16-12-428-043-1001

PIN #:

PIN #:

Township: West Chicago

Property of Cook County Clerk's Office