

# UNOFFICIAL COPY



Doc#: 1516315003 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/12/2015 08:55 AM Pg: 1 of 3

## WARRANTY DEED ILLINOIS STATUTORY (Corporation to Individual)

*APP 150 25664  
14/2*

*MAILED TO ANITA IRWIN*

THE GRANTORS, BRIAN F. IRWIN, an individual, & BFI PROPERTIES, LLC, a Limited Liability 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 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto

GRANTEES, FELIX M. PUCHA & BLANCA S. PUCHA, husband and wife, as tenants by the entirety,

(GRANTEES' ADDRESS) of 4734 N. Saint Louis Avenue, Chicago, Illinois 60625, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 27 AND THE SOUTH 5 FEET OF LOT 28 IN BLOCK 2 IN HINDMAN'S FIRST ADDITION TO WEST RAVENSWOOD, A SUBDIVISION OF THE SOUTH 1/4 OF THE EAST 60 ACRES OF THE SOUTH WEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 13-11-327-013-0000  
Address of Real Estate: 4819 N. Lawndale Avenue  
Chicago, Illinois 60625

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTORS.

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; and existing leases and tenancies.

*S Y*  
*P 3*  
*S N*  
*M N*  
*SC Y*  
*E Y*  
*INT 27*


# UNOFFICIAL COPY

Property of Cook County Clerk's Office


688647  
688647



Real Estate  
Transfer  
Stamp  
\$3,475.50  
Batch: 9 948 432

STATE TAX  
STATE OF ILLINOIS  
  
JUN.-9. 15  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000023998  
REAL ESTATE  
TRANSFER TAX  
0033100  
FP 103037

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
  
JUN.-9. 15  
REVENUE STAMP

# 0000023975  
REAL ESTATE  
TRANSFER TAX  
0016550  
FP 103042

# UNOFFICIAL COPY

Dated this 28<sup>th</sup> day of MAY, 2015

IN WITNESS WHEREOF, said Grantors have caused his and its name to be signed to these presents by all of its Managing Members, as of the day and year above written.

By: [Signature]  
BRIAN F. IRWIN, an Individual

BFI PROPERTIES, LLC, an Illinois Limited Liability Company:

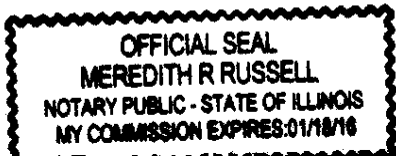
By: [Signature]  
BRIAN F. IRWIN, its Managing Member

By: [Signature]  
ANITA IRWIN, its Managing Member

STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BRIAN F. IRWIN, an individual, and BRIAN F. IRWIN and ANITA IRWIN, personally known to me to be the Managing Members of BFI PROPERTIES, LLC, an Illinois Limited Liability Company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such individuals and Managing Members they signed and delivered the said instrument pursuant to authority given by the Operating Agreement of said Company, as his and her free and voluntary acts, 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 28<sup>th</sup> day of May, 2015



[Signature]  
(Notary Public)

Prepared By: Meredith R. Russell, Esq.  
8809 W. Golf Road, 5H  
Niles, Illinois 60714

Mail To: Felix M. Pucha & Blanca S. Pucha  
4819 N. Lawndale Avenue, # 2  
Chicago, Illinois 60625

Taxpayer: Felix M. Pucha & Blanca S. Pucha  
4819 N. Lawndale Avenue  
Chicago, Illinois 60625