

# UNOFFICIAL COPY

Warranty Deed  
Statutory (ILLINOIS)



Doc#: 1519750037 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/16/2015 08:51 AM Pg: 1 of 2

NORTH AMERICAN  
TITLE CO.

THIS INDENTURE  
WITNESSETH

THE ABOVE SPACE FOR RECORDER'S USE ONLY

That the Grantor, **STELLA EQUITIES, LLC**, an Illinois limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following describe real estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the member of said limited liability company, hereby **CONVEYS** and **WARRANTS** to **MATTHEW GALVAN** as **MARRIED MAN** ~~(as husband and wife, not as Joint Tenants but as Tenants by the Entirety)~~ whose address is: 2620 N. MONTICELLO, CHICAGO IL 60647, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

Lot 27 (except the east 4 feet thereof) and the east 9 feet of Lot 28 in McKay's Garfield Boulevard Addition, a subdivision of block 21 in plat of subdivision of the southwest 1/4 of section 7, township 38 north, range 14, east of the third principal meridian, in Cook County, Illinois.

P.I.N: 20-07-315-047-0000  
C/K/A 2119 W. 53<sup>Rd</sup> Pl., Chicago, IL 60609

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

**SUBJECT TO:** (1) general real estate taxes not yet due and payable; (2) covenants, conditions and restrictions of record; (3) building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the subject real estate.

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:  
6-18-15

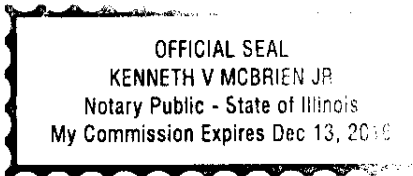
**STELLA EQUITIES, LLC**  
an Illinois limited liability company

By: CA  
Christopher Amatore  
Its: Manager

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, A Notary Public in and for the County and State aforesaid, do hereby certify that **CHRISTOPHER AMATORE** is manager of **STELLA EQUITIES, LLC**, an Illinois limited liability company, 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 he signed and delivered the said instrument of his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date: 6-18-15



Kenneth V. McBrien Jr.  
Notary Public  
My commission expires 12/13/16

After Recording Mail to:

MICHAEL PYRCHALLA  
1117 N. Ashland Ave  
Chicago, IL 60622

Send Subsequent Tax Bills to:

MATTHEW & IRAIS GALVAN  
2119 W. 53<sup>rd</sup> Pl.  
Chicago, IL 60609

This Instrument Was Prepared by:  
Whose Address Is:

Hynes Law Group, P.C.  
6650 N. Northwest Hwy, Suite 106  
Chicago, IL 60631

REAL ESTATE TRANSFER TAX		14-Jul-2015
	COUNTY:	59.25
	ILLINOIS:	118.50
	TOTAL:	177.75
20-07-315-047-0000   20150601699371   1-173-703-552		

REAL ESTATE TRANSFER TAX		14-Jul-2015
	CHICAGO:	888.75
	CTA:	355.50
	TOTAL:	1,244.25
20-07-315-047-0000   20150601699371   0-505-213-824		