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WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual)

Doc#: 1520334057 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/22/2015 11:19 AM Pg: 1 of 3

Above Space for Recorder's Use Only

MS-35184FAT

THE GRANTOR Franconia Real Estate Services, Inc.

a corporation created and existing under and by virtue of the laws of the State of Virginia and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations _____ in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

Sugar Grove Residential IV, LLC
47W210 US Highway 30, Big Rock, IL 60511

(Name and Address of Grantee)

~~Not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the state of Illinois, to wit:~~

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

TO HAVE AND TO HOLD said premises ~~as husband and wife, not as joint tenants, nor as tenants in common but as TENANTS BY THE ENTIRETY~~ forever

Permanent Real Estate Index Number(s): 14-19-430-022-1015/14-19-430-022-1082

Address(es) of Real Estate: 1645 West School Street, Unit 215, Chicago, IL 60607

SUBJECT TO: covenants, conditions and restrictions of record, ~~Document Numbers~~ and to General Taxes for ~~2014~~ 2015 and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ Authorized Agent, and attested by its _____

Authorized Agent, this 7th day of July, 2015.

Franconia Real Estate Services, Inc.
(Name of Corporation)

X By Rm Authorized Agent

IMPRESS
CORPORATE SEAL
HERE

X Attest: [Signature] Authorized Agent

REAL ESTATE TRANSFER TAX		22-Jul-2015
CHICAGO:		1,627.50
CTA:		651.00
TOTAL:		2,278.50
14-19-430-022-1015 20150701604162 2-034-080-64		

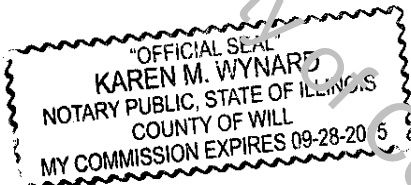
REAL ESTATE TRANSFER TAX		22-Jul-2015
COUNTY:		108.50
ILLINOIS:		217.00
TOTAL:		325.50
14-19-430-022-1015 20150701604162 1-560-828-800		

CCRD REVIEWER Ry

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Warranty Deed
CORPORATION TO INDIVIDUAL

TO



✓ State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Richelle Miller personally known to me to be the

Authorized Agent of Franconia Real Estate Services, Inc.

A Virginia corporation, and Cory Wilhelmi personally known to me to be the _____ Authorized Agent of said corporation, 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 severally acknowledged that as such _____ Authorized Agent and _____ Authorized Agent, they signed and delivered the said instrument and caused the

corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL SEAL
HERE

Given under my hand and official seal, this 7th day of July, 2015

Commission expires 9-28-2015

Karen M. Wynard
NOTARY PUBLIC

This instrument was prepared by: JOAN M. BRADY, 449 TAFT AVENUE, GLEN ELLYN, ILLINOIS 60137

MAIL TO:

Sugar Grove Residential IV, LLC
(Name)

47 W 210 US Highway 30
(Address)

Big Rock, IL 60511
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Sugar Grove Residential IV, LLC
(Name)

47 W 210 US Highway 30
(Address)

Big Rock IL 60511
(City, State and Zip)

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LEGAL DESCRIPTION

UNIT 215 AND PU-13 IN THE 60657 LOFTS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATES: LOTS 1, 2, 3, 4, 5, 6, 29 AND 30 AND THE EAST 18 FEET OF LOT 28 (EXCEPT FROM SAID LOTS 29 AND 30 THOSE PARTS THEREOF LYING SOUTHEASTERLY OF AND ADJOINING THE SOUTHEASTERLY LINE OF SAID LOT 3 PRODUCED SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 29, 11.42 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 29) IN BLOCK 8 IN GROSS NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL THAT PART OF THE NORTH AND SOUTH VACATED ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 1, 2 AND 3 AND LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 30 AND LYING NORTHERLY OF THE SOUTHEASTERLY LINE OF SAID LOT 3 PRODUCED SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF LOT 29, 11.42 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 29, ALL IN BLOCK 8 IN GROSS NORTH ADDITION TO CHICAGO AFORESAID IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99283904 AND AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

SUBJECT TO THE FOLLOWING IF ANY.

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AND BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE; AND GENERAL TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING.

14.19.430.022.1015 / 14.19.430.022.1082

Cook County Clerk's Office