554 5518000L



Doc#: 1524310020 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 08/31/2015 09:54 AM Pg: 1 of 3

WARRANTY DEED

This document was prepared by:

Jeffrey M. Galkin, Esq. Levin Ginsburg 180 N. Le Salle Street, Suite 3200 Chicago, H. 60601

(The Above Space for Recorders Use Only)

THE GRANTOR, 942 W. MONTANA LLC, an Illinois limited liability company, for and in consideration of Ten and No/10) Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARPANTS to EZIM & LLC, an Illinois limited liability company, whose principal office is located at 1416 N. Western, Chicago, Illinois 60622, as Grantee, all the following described real estate, situated in the City of Chicago, County of Cook and the State of Illinois known and described as follows, to wit:

(See Exhibit A attached hereto)

Permanent Index Number: 14-29-423-029-0000

Common Address of Real Estate: 942 W. Montana, Chica 50, Illinois 60614

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder corremainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances, subject only to: (i) 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 (ii) general real estate taxes not due and payable at the time of Closing.

800 334

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UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed as of the 29 day of July, 2015.

SELLER:

942 W. MONTANA LLC, an Illinois limited liability company

By: Wark L. Verschuur, its Member

STATE OF ILLINOIS

COUNTY OF COOK

I, <u>Carrie Lacrox</u>, a Notary Public in and for County and State aforesaid, do hereby certify that Mark L. Verschuur, the Member of 942 W. MONTANA LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act on behalf of himself and the above-described company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29"day of July 2015.

NOTARY PUBLIC

My Commission Expires: 01 03 2018

"OFFICIAL SEAL"
CARRIE LAG (CHX
Notary Public - State ut Illinois
My Commission Expires Jenuary 03, 2018

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Daniel G Lauer, Esq. Attorney at Law 1424 West Division St. Chicago, Illinois 60642 EZBMM, LLC
1416 NORTH WESTERN AVE
CHICAGO, IL 60647

REAL ES	03-Aug-2015		
9.51		COUNTY:	501.50
		ILLINOIS:	1,003.00
4400		TOTAL:	1,504.50
14-29-42	3-029-0000 l	20150701612210	0.700.

REAL ESTATE TRAN	03-Aug-2015	
	CHICAGO:	7,522.50
	CTA:	3,009.00
	TOTAL:	10,531.50
14-29-423-029-0000	20150701612310	1-692-302-208

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EXHIBIT A

LEGAL DESCRIPTION

LOT 63 IN THE SUBDIVISION OF THE EAST 10 ACRES OF BLOCK 19 IN THE CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Ind x Number: 14-29-423-029-0000

Real Est.

Cook County Clark's Office Common Address of Real Estate: 942 W. Montana, Chicago, Illinois 60614