

UNOFFICIAL COPY



15272500070

This Document Was Prepared by:

James Paul Valancius, Esq.
824 W Superior, Suite 212
Chicago IL 60642

Doc#: 1527250007 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/29/2015 07:11 AM Pg: 1 of 5

After Recording Please Return to:

Jonathan M Aven, Esq.
180 N Michigan Ave., Suite 2105
Chicago IL 60601

20F3
Mail TO
PROPER TITLE, LLC
180 N. LaSalle Street
Ste. 2440
Chicago, IL 60601
PT15-03238

WARRANTY DEED

WARRANTY DEED, made this 29th day of September, 2015 by and between GN HOMES LLC, an Illinois limited liability company, of the City of Hoffman Estates, County of Cook and State of Illinois (the "Grantors"), and ANDREW HART and JENNIFER HART, husband and wife, 743 N. Wood Street, Chicago IL 60622 (the "Grantees"),

m. Darnell
THE GRANTOR, for and in consideration of the sum of TEN and NO/100ths DOLLARS (\$ 10.00), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, do hereby Convey and Warrant unto ANDREW HART AND JENNIFER HART, as TENANTS BY THE ENTIRETY, and their heirs, successors and assigns, the following described premises located in the County of Cook, State of Illinois, described as follows:

See Exhibit A appended hereto and incorporated herein

Subject to: covenants, conditions and restrictions of record, and to real estate taxes for ~~2014~~ ²⁰¹⁵ and subsequent years.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantees and their heirs and assigns forever. Grantors covenant with the Grantees that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantees shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantees, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantees and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

h

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the date set forth above.

GN Homes LLC, an
Illinois limited liability company

By: [Signature]
its Manager Gary B. Ouellette

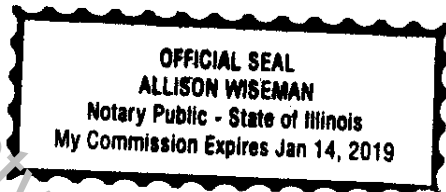
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County in the State aforesaid, Do Hereby Certify that Gary Ouellette personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and acting as the Manager of GN Homes LLC, an Illinois limited liability company, appeared before me this day in person and acknowledged that he/they signed and delivered said instrument as his/their free and voluntary act for the uses and purposes therein set forth.

Given my hand and Notarial Seal this
2 day of September, 2015

Allison Wiseman
NOTARY PUBLIC

My commission expires Jan 14 2019



[NOTARY SEAL]

UNOFFICIAL COPY

EXHIBIT A

LOT 20 IN BLOCK 6 IN A.H. HILL AND COMPANY'S BOULEVARD, ADDITION TO IRVING PARK, BEING A SUBDIVISION BY ALONSO H. HILL OF THE EAST 1/2 OF THE WEST 1/2 OF SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN Number: 13-14-418-037-0000

Address: 4110 N Bernard Street, Chicago IL 60618

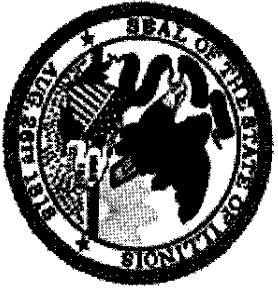
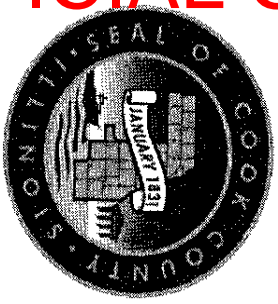
Property of Cook County Clerk's Office

UNOFFICIAL COPY

P15
032
1
2

REAL ESTATE TRANSFER TAX

16-Sep-2015



COUNTY:
ILLINOIS:
TOTAL:

343.00
686.00
1,029.00

13-14-418-037-0000 | 20150901622707 | 1-502-603-136

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

16-Sep-2015



CHICAGO:

5,145.00

CTA:

2,058.00

TOTAL:

7,203.00

13-14-418-037-00000

20150901622707

0-835-104-640

Property of Cook County Clerk's Office