

UNOFFICIAL COPY

WARRANTY DEED

This agreement, made this 20th day of September, 2015, between **FTK 4, LLC**, of 6859 W. Belmont Ave., Chicago, IL 60634, an Illinois 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, party of the first part, and **MIGUEL A. FLORES and DIJANA CIRKIC**, of Chicago, Illinois.

Doc#: 1527957338 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/06/2015 12:36 PM Pg: 1 of 2

Dec ID 20150901630419
ST/CO Stamp 1-066-057-600 ST Tax \$420.00 CO Tax \$210.00
City Stamp 0-202-899-328 City Tax: \$4,410.00

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER NOT AS TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY all the following described real estate, situated and described as follows, to wit:


Legal Description: LOT 24 IN BLOCK 4 AND THAT PART OF THE VACATED ALLEY LYING EAST OF AND ADJOINING LOT 29 VACATED BY PLAT RECORDED APRIL 27, 1926 AS DOCUMENT 9255222, AND THAT PART OF LOT B IN BLOCK 4, LYING BETWEEN THE NORTH AND SOUTH LINES OF LOT 29 EXTENDED EASTERLY LYING WEST OF AND ADJOINING THE EAST 8 FEET OF THE WEST 1/2 OF LOT B AS PER PLAT RECORDED APRIL 21, 1926 AS DOCUMENT 9255221 ALL IN BLOCK 4 IN W.F. KAISER AND COMPANY'S ARCADIA TERRACE BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5927 N. ROCKWELL STREET, CHICAGO, IL 60659

PIN: 13-01-404-013-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2015 and subsequent years.

FTK 4, LLC

By: 
Ashley Lebovic,
Member

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 355
PARK RIDGE, IL 60068

1515428 10/2

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ASHLEY LEBOVIC**, personally known to me to be a Member of **FTK 4, LLC**, an Illinois Limited Liability Company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Member, she signed, sealed and delivered the said instrument pursuant to authority given by the Members of said company as their 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 30th day of September, 2015.

Commission expires 8/1/17, 2017. Wojciech Malyszko
NOTARY PUBLIC



This instrument prepared by: Kathryn C. Whitacre, Whitacre & Stefanczuk LLC, 6841 W. Belmont Ave Chicago, IL 60634

MAIL TO:

Ashley Lebovic
208 S. LaSalle, #1410
Chicago, IL 60604

SEND SUBSEQUENT TAX BILLS TO:

Miguel A Flores + Dijana Cirkic
5427 N. Broadway, 4th floor
Chicago, IL 60630

Recorder's Office Box No. _____