

10f2



Doc#: 1528949278 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/16/2015 03:29 PM Pg: 1 of 2

Special Warranty Deed  
(LLC to Individual)

THIS AGREEMENT, made this 14<sup>th</sup> day of October, 2015, between 2521 AUSTIN L.L.C., of 201 ANDOVER DRIVE, PROSPECT HEIGHTS, ILLINOIS, a 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 RUBEN VELASCO and ELVIO BALDEON, of 2435 NORTH SPAULDING AVENUE, CHICAGO, ILLINOIS 60647, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the members of said LLC, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, AS TENANTS IN COMMON and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK, State of ILLINOIS known and described as follows, to wit:

PTC20844

PRECISION TITLE

Legal Description:

LOT 25 AND THE SOUTH 5 FEET OF LOT 26 IN BLOCK 4 IN BOOTH'S SUBDIVISION OF THE SOUTH 33-1/3 ACRES OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 13-29-416-013 .ccc

Commonly Known As: 2521 NORTH AUSTIN AVENUE • CHICAGO, ILLINOIS 60639

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever. And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part,

REAL ESTATE TRANSFER TAX		16-Oct-2015
	CHICAGO:	1,987.50
	CTA:	795.00
	TOTAL:	2,782.50
13-29-416-013-0000   20151001635727   0-706-961-472		

REAL ESTATE TRANSFER TAX		16-Oct-2015
	COUNTY:	132.50
	ILLINOIS:	265.00
	TOTAL:	397.50
13-29-416-013-0000   20151001635727   1-512-267-840		

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their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its **MANAGING MEMBER** the day and year first above written.

**2521 AUSTIN L.L.C.**

By: *Catherine M. Ryan*  
**CATHERINE M. RYAN** Its: **MANAGING MEMBER**

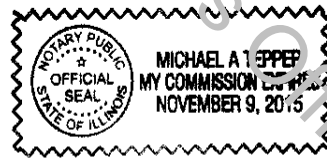
State of Illinois )

County of Cook )

I, *Michael A. Tepper*, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **CATHERINE M. RYAN**, personally known to me to be the **MANAGING MEMBER** of **2521 AUSTIN L.L.C.**, an **ILLINOIS LLC**, 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 severally acknowledged that as such **MANAGING MEMBER**, **SHE** signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said LLC as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14<sup>th</sup> day of October, 2015.

*Michael A. Tepper*  
Notary Public



My Commission Expires *11/9/15*

Mail To:  
**Mark Edelstein, Esquire**  
3825 West Montrose Avenue  
Chicago, Illinois 60618

Send Subsequent Tax Bill to:  
**Ruben Velasco and Elvio Baldeon**  
2435 North Spaulding Avenue  
Chicago, Illinois 60647

Prepared By:  
**Michael A. Tepper, Esquire**  
321 West Stone Road  
Villa Park, Illinois 60181