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Warranty Deed

ILLINOIS

Doc#: 1529955065 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/26/2015 09:22 AM Pg: 1 of 2

Dec ID 20150101659385
ST/CO Stamp 1-922-969-664 ST Tax \$165.00 CO Tax \$82.50
City Stamp 1-386-098-752 City Tax: \$1,732.50

1/99
CH 14000326

FIDELITY NATIONAL TITLE

Above Space for Recorder's Use Only

THE GRANTOR(s) Acquisition Realty Partners III, LLC for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Ronald Lugo of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

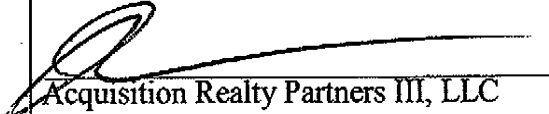
§ Phillip

SUBJECT TO: General taxes for 2014 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-1-419-043-1004

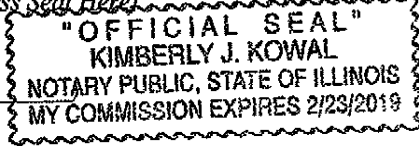
Address(es) of Real Estate: 3415 W Berteau Ave, Unit 3, Chicago IL 60618

The date of this deed of conveyance is 10/24/2015.


Acquisition Realty Partners III, LLC

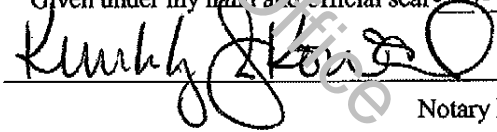
State of IL, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory(s) whose name is Mike Vesole personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/ (their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)



(My Commission Expires)

Given under my hand and official seal 10/20/15



Notary Public

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LEGAL DESCRIPTION


For the premises commonly known as: 3415 W Berseau Ave, Unit 3, Chicago IL 60618

Legal Description:

UNIT 3415-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BERNARD & BERTEAU CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0334431145, IN SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		23-Oct-2015	
	COUNTY:	82.50	
	ILLINOIS:	165.00	
	TOTAL:	247.50	
13-14-419-043-1004 20150101659385 1-922-969-664			

REAL ESTATE TRANSFER TAX		23-Oct-2015	
	CHICAGO:	1,237.50	
	CTA:	495.00	
	TOTAL:	1,732.50	
13-14-419-043-1004 20150101659385 1-386-098-752			

This instrument was prepared by:

Mark Edison
Law Office Mark E. Edison PC
1415 W. 22nd Street Tower Floor
Oak Brook, IL 60523

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Send subsequent tax bills to:

*Ronald Phillippe
3415 W Berseau unit 3
Chi IL 60618*

Recorder-mail recorded document to:

*Anthony DiPanzi
2810 W. 21st St
unit 13
Chi IL 60618*