

WARRANTY DEED  
GENERAL

UNOFFICIAL COPY



Doc#: 1530822028 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/04/2015 09:25 AM Pg: 1 of 3

THE GRANTOR(S),  
**Paper Street Group, LLC Condo Portfolio I**, of the city of **Chicago**, County of **Cook**, Commonwealth of **ILLINOIS**, for and in consideration of Ten Dollars (\$10.00) in hand paid, remise(s), release(s), alien(s), and convey(s) to **Luxe Rentals II, LLC**, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

**PARCEL A:**  
UNIT 3-S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CASTLERIDGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 98-253853. AND AS AMENDED BY DOCUMENT 98483875 IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24. TOWNSHIP 38 NORTH. RANGE 14. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL B:**  
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 3 SOUTH AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY. ATTACHED TO THE CASTLERIDGE CONDOMINIUM DECLARATION RECORDED ON APRIL 1.1998 AS DOCUMENT 98253853.

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 the following:

**SUBJECT TO:** covenants, conditions, and restrictions of record; public and utility easements; and to General Taxes for 2014 and subsequent years.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 20-24-424-023-1008

② CT/15016892NS  
NSC Da 11 of 17

Address of Real Estate: 7016 S. Paxton Ave. Unit 3S, Chicago, IL 60649

Dated this 25 day of August, 2015

*[Signature]*  
Bruce J. [unclear] Manager  
M. James Abraham, manager

CCRD REVIEWER *[Signature]*

COOK COUNTY  
RECORDS & CLERK  
11/04/2015

# UNOFFICIAL COPY

STATE OF IL, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bruce F. Spagnola and Michael Abraham, Managers personally known to me to be the person(s) whose name(s) we subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as Yours free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25 day of August, 2015




(Notary Public)





~~Exempt~~ under provisions of paragraph 2, Section 4, Real Estate Transfer Tax Act.

Prepared By: Segel Law Group, Inc., 1827 Walden Office Square, Suite 450, Schaumburg IL 60173

Mail To: Paper Street Realty  
1087 N Milwaukee Ave Ste 42  
Chicago IL 60642

REAL ESTATE TRANSFER TAX		02-Sep-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

20-24-424-023-1008 | 20150801619216 | 0-048-871-296

REAL ESTATE TRANSFER TAX		02-Sep-2015
	CO. ILLINOIS:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-24-424-023-1008 | 20150801619216 | 1-576-751-872

Name and Address of Taxpayer/Address of Property:

Same as mail to:

# STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 8/25, 2015 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said agent  
this 25 day of August  
2015

[Signature]  
Notary Public

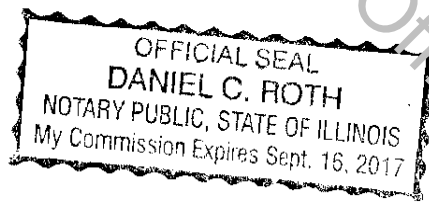


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 8/25, 2015 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said agent  
this 25 day of August  
2015

[Signature]  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]