

2013

**NORTH AMERICAN  
TITLE COMPANY**

**UNOFFICIAL COPY**

**PREPARED BY:**

Marshall Richter  
Attorney at Law  
5250 Old Orchard Road  
Suite 300  
Skokie, IL 60077  
847-967-5216



**Doc#: 1534319071 Fee: \$40.00**  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/09/2015 11:19 AM Pg: 1 of 2

**WHEN RECORDED RETURN TO:**

Jonathan P. Sherry  
150 N. Wacker Dr #1400  
Chicago, IL 60606

**WARRANTY DEED**

ON THIS November 24, 2015, THE GRANTOR, CONSOLID, LLC, an Illinois Limited Liability Company for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to JOHN W. MUNZER & SARAH CATANESE, Husband and Wife of Chicago, Illinois, as Tenants By The Entirety, all interest in the real estate legally described:

LOT 123 IN SAM BROWN JR'S 59TH STREET SUBDIVISION IN SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 2227 W. Farragut Avenue, Chicago, IL 60625  
PIN: 14-07-115-014-0000

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR.

Subject however, to (a) all real estate taxes and assessments not yet due and payable; and (b) all easements, covenants, conditions, restrictions and other matters of record.

CONSOLID LLC, an Illinois Limited Liability Company ("Warrantor") warrants the Single Family Home against latent defects in the Single Family Home arising out of faulty workmanship or material for a period (Warranty Period") of one (1) year from November 24, 2015. THIS WARRANTY IS DELIVERED PURSUANT TO THE CONTRACT BETWEEN GRANTOR AND GRANTEE AND IS IN LIEU OF ALL OTHER WARRANTIES RELATED TO THE PREMISES, EXPRESS OR IMPLIED (AND SUCH EXCLUDED WARRANTIES INCLUDE WITHOUT LIMITATION THE IMPLIED WARRANTY OF HABITABILITY, AND ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE). THIS WARRANTY IS NOT TRANSFERABLE TO SUBSEQUENT GRANTEES.

**SEND ALL FUTURE REAL ESTATE TAX BILLS TO GRANTEE AT ITS ADDRESS SET FORTH ABOVE.**

[SIGNATURE CONTINUES ON NEXT PAGE]

CCRD REVIEWER

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IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first set forth above.

GRANTOR:

CONSOLIND LLC, an Illinois Limited Liability Company by ARI KILLIAN, its manager

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CONSOLIND LLC, an Illinois Limited Liability Company by ARI KILLIAN, its manager, who are personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this November 24, 2015.

  
Notary Public

My Commission Expires: 3/30/19

(Seal)



REAL ESTATE TRANSFER TAX 30-Nov-2015



COUNTY: 438.50  
ILLINOIS: 877.00  
TOTAL: 1,315.50

14-07-115-014-0000 | 20151101647257 | 0-590-149-696

REAL ESTATE TRANSFER TAX 30-Nov-2015



CHICAGO: 6,577.50  
CTA: 2,631.00  
TOTAL: 9,208.50

14-07-115-014-0000 | 20151101647257 | 0-197-089-344