

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

(12-22)
GIT

1/2
48022257



Doc#: 1535857281 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/24/2015 02:57 PM Pg: 1 of 3

THE GRANTOR, 2800 34TH AVENUE, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollar, (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ALEJANDRO CASTANEDA and JESSICA CASTANEDA, not as joint tenants or as tenants in common but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: (i) General real estate taxes not yet due; (ii) any utility easements of record; (iii) zoning and building laws and ordinances; (iv) party walls, if any; (v) roads and highways, if any; and (vi) acts done or suffered by Purchaser, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

There were no tenants as this is new construction.

Permanent Real Estate Index Numbers: 12-25-225-034-0000 and 12-25-225-035-0000

Address of Real Estate: 7502 West Diversey Avenue, Elmwood Park, Illinois 60707



Village of Elmwood Park
Real Estate Transfer Stamp

1745.00

REAL ESTATE TRANSFER TAX 18-Dec-2015



COUNTY: 174.50
ILLINOIS: 349.00
TOTAL: 523.50

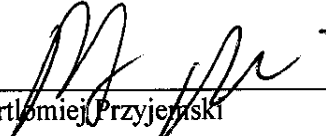
12-25-225-034-0000 | 20151201651749 | 1-049-154-624

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Dated this 11th day of December, 2015.

SELLER:


2800-04 75TH AVENUE, LLC,
an Illinois limited liability company

By: 
Name: Bartłomiej Przyjemski
Its: Manager

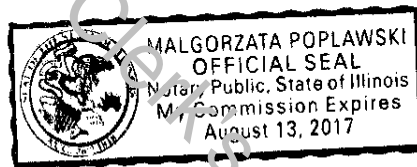
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for and residing in said County, in the State aforesaid, do hereby certify that **Bartłomiej Przyjemski**, as Manager of **2800-04 75th Avenue, LLC**, an Illinois limited liability company, being the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of December, 2015.


Notary Public

Prepared By:
Lauren S. Kavanaugh, Esq.
Fuchs & Roselli, Ltd.
440 West Randolph Street, Suite 500
Chicago, Illinois 60606



Mail To:
~~Tran Tran Esq~~
~~Quines & Pappalardo~~
~~10 South La Salle Street, Suite 2500~~
~~Chicago, Illinois 60603-2024~~

→ Alejandro + Jessica Castanedo
7502 W. Diversey Ave.
Elmwood Park, IL 60707

Name & Address of Taxpayer:
Alejandro & Jessica Castanedo
7502 West Diversey Avenue
Elmwood Park, Illinois 60707

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EXHIBIT A

LEGAL DESCRIPTION

LOT 4 IN 75TH AVENUE TOWNHOMES RESUBDIVISION, A SUBDIVISION OF PART OF LOT 24 OF ELMWOOD PARK GARDENS IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 2015 AS DOCUMENT NO. 1530834049 IN COOK COUNTY, ILLINOIS.

PINs: 12-25-225-034-0000 & 12-25-225-035-0000

ADDRESS: 7502 West Diversey Avenue, Elmwood Park, Illinois 60707

Property of Cook County Clerk's Office