

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 1600650001 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/06/2016 07:06 AM Pg: 1 of 2

This agreement, made this 28 day of  
DECEMBER, 2015, between **CHIP  
KEYSTONE II, LLC**, a Limited Liability  
Company created and existing under and by  
virtue of the laws of the State of Delaware  
and duly authorized to transact business in  
the State of Illinois, party of the first part,  
and **AARON BENTON and KRISTYN L.  
SAKELARIS**, husband and wife, of 3829  
N. Southport Ave., #4, Chicago, IL 60613,

AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

2/4  
1515423

(ABOVE SPACE FOR RECORDER'S USE ONLY)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, NOT AS TENANTS IN COMMON and NOT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BUT AS AS TENANTS BY THE ENTIRETY, all the following described real estate, situated and described as follows, to wit:

**LEGAL DESCRIPTION:** THE SOUTH 22 FEET OF LOT 8 AND LOT 9 (EXCEPT THE SOUTH 42 FEET) IN BLOCK 2 IN CLYBOURN'S ADDITION TO RAVENSWOOD IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5120 N. Wolcott Ave, Chicago, IL 60640

PIN: 14-07-401-013-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvement not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2015 and subsequent years.

CHIP KEYSTONE II, LLC

By: Mark Goode by Daniel Stefanovic as Agent  
J. Mark Goode,  
Manager

REAL ESTATE TRANSFER TAX		04-Jan-2016
	COUNTY:	612.50
	ILLINOIS:	1,225.00
	TOTAL:	1,837.50
14-07-401-013-0000   20151201652547   2-064-337-984		

REAL ESTATE TRANSFER TAX		04-Jan-2016
	CHICAGO:	9,187.50
	CTA:	3,675.00
	TOTAL:	12,862.50 *
14-07-401-013-0000   20151201652547   1-562-741-824		

\* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS     )  
  )   SS  
COUNTY OF COOK     )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **J. MARK GOODE BY DANIEL STEFANCZUK AS AGENT**, 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 he signed, sealed and delivered the said instrument pursuant to authority given by the Limited Liability Company as its free and voluntary act, and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28<sup>th</sup> day of December, 2015.

Commission expires 1/12, 2017. Wojciech Malyszko  
NOTARY PUBLIC



This instrument prepared by: Daniel Stefanczuk, Whitacre & Stefanczuk LLC, 6841 W. Belmont Ave Chicago, IL 60634

MAIL TO:

Arrows Best  
5140 N. Wolcott Ave  
Chicago IL 60640



SEND SUBSEQUENT TAX BILLS TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recorder's Office Box No. \_\_\_\_\_

Property of Cook County Clerk's Office