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2012

WARRANTY DEED
ILLINOIS STATUTORY



Doc#: 1600750065 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/07/2016 01:21 PM Pg: 1 of 6

NORTH AMERICAN
TITLE COMPANY

15-261465

THIS DEED is dated December 16, 2015, by Jennifer Schiavo Collazo, as to an undivided 12.5% interest and Angela Schiavo Bybee, as to an undivided 12.5% interest and Kathryn Schiavo, as to an undivided 12.5% interest and Laura Schiavo, as to an undivided 12.5% interest, as Grantor(s) and 2218 W. Ohio LLC, an Illinois Limited Liability Company, as Grantee(s).

WITNESSETH: The Grantor(s) in consideration of the sum of Ten and no/100 dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby Convey(s) and Warrant(s) unto Grantee(s), the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

SEE EXHIBIT 'A'
ATTACHED HERETO

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Municipal Code of Chicago; (d) the covenants, conditions, restrictions and building lines of record; (e) public utility easements; (f) acts done or suffered by Purchaser or anyone claiming by, through or under Grantor(s); (g) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (h) private easements, although Grantor(s) shall not take the property subject to any private easements not established by the Declaration; (i) installments due after the date of closing for assessments established pursuant to the Condominium Declaration; (j) the limitations and conditions imposed by the Condominium Property Act; (k) the Condominium Declaration, including all amendments and exhibits thereto.

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: 17-07-114-039-0000

Address of Real Estate: 2218 W. Ohio Street, Chicago, Illinois

* Tax Stamps Paid for on deed #1 recorded with M/Dec #20151201656889

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EXHIBIT A

LEGAL DESCRIPTION

LOT 93 IN THE SUBDIVISION OF BLOCK 10 IN THE CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF CHICAGO, COUNTY OF COOK IN THE STATE OF ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

DATED: December 16, 2015

Jennifer Schiavo-Collazo (SEAL)
Jennifer Schiavo Collazo, as to an undivided 12.5% interest

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer Schiavo Collazo, as to an undivided 12.5% interest, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on December 16, 2015

Beth Ann Jurcenko

BETH ANN JURCENKO
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
July 31, 2019
(Notary Public)

Mail To:
248 W Oak LLC
1535 N Lawrence Chicago 60642 →
Name & Address of Taxpayer:

Prepared By:
Gregg A. Garofalo
GAROFALO LAW GROUP
161 N. Clark Street, Suite 4700
Chicago, Illinois 60601
(312) 753-6000

UNOFFICIAL COPY

DATED this 18 day of December 2015

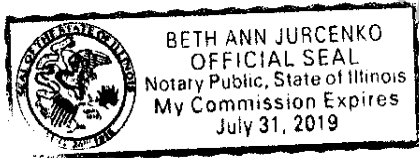
Angela M Bybee
Angela Schiavo Bybee, as to an undivided
12.5% interest

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Angela Schiavo Bybee, as to an undivided 12.5% interest, 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 acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of December, 2015

[Signature]
Notary Public

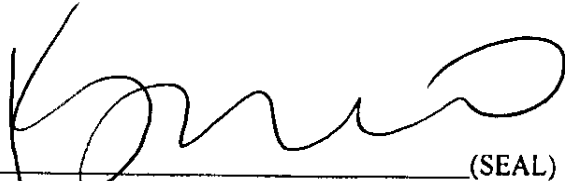
Commission expires: July 31, 2019



Property of Cook County Clerk's Office

UNOFFICIAL COPY

DATED: December 16, 2015



(SEAL)
Kathryn Schiavo, as to an undivided 12.5% interest

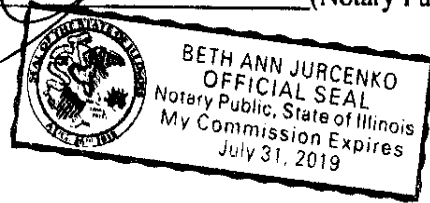
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kathryn Schiavo, as to an undivided 12.5% interest, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on December 16, 2015



(Notary Public)



<i>Mail To:</i>	<i>Name & Address of Taxpayer:</i>
_____	_____
_____	_____

Prepared By:
Gregg A. Garofalo
GAROFALO LAW GROUP
161 N. Clark Street, Suite 4700
Chicago, Illinois 60601
(312) 753-6000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

DATED: December 16, 2015

Laura J. Cerchi nee Schiavo (SEAL)
Laura Schiavo, as to an undivided 12.5% interest

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Laura Schiavo, as to an undivided 12.5% interest, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on December 16, 2015

Beth Ann Jurcenko
(Notary Public)
BETH ANN JURCENKO
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
July 31, 2019

Mail To:

Name & Address of Taxpayer:

Prepared By:
Gregg A. Garofalo
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161 N. Clark Street, Suite 4700
Chicago, Illinois 60601
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