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**WARRANTY DEED
ILLINOIS STATUTORY**



Doc#: 1601347072 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/13/2016 01:02 PM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTOR, ~~2800-04~~ 75TH AVENUE, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to OCTAVIO PENA, a married man 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: 7500 West Diversey Avenue, Elmwood Park, Illinois 60707


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Dated this 17th day of November, 2015.

SELLER:

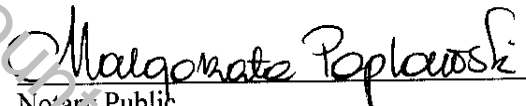
2800-04 75TH AVENUE, LLC,
an Illinois limited liability company

By: 
Name: Bartlomiej Przyjemski
Its: Manager

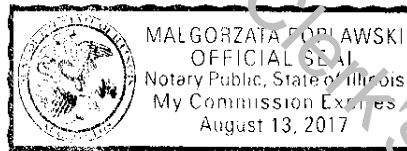
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for and residing in said County, in the State aforesaid, do hereby certify that **Bartlomiej 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 17th day of November, 2015.


Notary Public

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





Mail To:
Daniel Stefanczuk, Esq.
Whitacre & Stefanczuk, LLC
6841 West Belmont Avenue
Chicago, Illinois 60634



Village of Elmwood Park
Real Estate Transfer Stamp

1745.00

Name & Address of Taxpayer:
Octavio Pena
7500 West Diversey Avenue
Elmwood Park, Illinois 60707

REAL ESTATE TRANSFER TAX		06-Jan-2016
	COUNTY:	174.50
	ILLINOIS:	349.00
	TOTAL:	523.50

12-25-225-034-0000 | 20151101646872 | 0-532-753-472

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EXHIBIT A

LEGAL DESCRIPTION

LOT 5 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: 7500 West Diversey Avenue, Elmwood Park, Illinois 60707

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