

UNOFFICIAL COPY



WARRANTY DEED LIMITED LIABILITY COMPANY GRANTOR

Doc#: 1603222018 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/01/2016 09:22 AM Pg: 1 of 3

077-155-241-74668-1012

The Grantor, **2727 HIGGINS, LLC, an Illinois limited liability company**, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00)

and other good and valuable consideration in hand paid and pursuant to the authority given by the Members of said company, CONVEYS and WARRANTS to **MICHAEL HANSEN AND KELLY HANSEN**, of 2617 N. Mildred Ave., Unit 2, Chicago, IL 60614, the following described real estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

as Joint Tenants with right of survivorship

Subject only to the following, if any: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyers; existing leases and tenancies, all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these present by its Manager and attested by its Member this 27th day of January, 2016.

PIN:

14-20-124-046-0000

COMMONLY KNOWN AS:

1302 W. Addison, Chicago, IL 60614

By: **2727 HIGGINS, LLC, an Illinois limited liability company**

By: **CARON INC., an Illinois corporation, manager**

By: *[Signature]*
HAROLD SUDAKOFF, president

077-155-241-74668-1012 *ke* *3*
me

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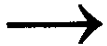
This Instrument Prepared By:

**HAL A. LIPSHUTZ
LEVIT & LIPSHUTZ
1120 WEST BELMONT AVE.
CHICAGO, IL 60657**

Send subsequent tax bills to:

**MICHAEL HANSEN
KELLY HANSEN
~~1302 W. ADDISON~~
CHICAGO, IL 60614**

*2617 N. Milwaukee
#2
Chicago, IL
60614*



MAIL TO:

MORTON RUBIN

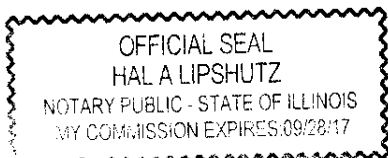
**LAW OFFICE OF MORTON J RUBIN
3330 DUNDEE RD, SUITE C4
NORTHBROOK, IL 60062-2328**

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **HAROLD SUDAKOFF, president of CARON INC., an Illinois corporation, manager of 2727 HIGGINS, LLC, an Illinois limited liability company,** is 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 signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and official seal this 27th day of January 2016.

My commission expires:



REAL ESTATE TRANSFER TAX		29-Jan-2016
COUNTY:	ILLINOIS:	448.25
TOTAL:		896.50
		1,344.75

14-20-124-046-0000 | 20160101659125 | 0-671-146-560

REAL ESTATE TRANSFER TAX		29-Jan-2016
CHICAGO:		6,723.75
CTA:		2,689.50
TOTAL:		9,413.25 *

14-20-124-046-0000 | 20160101659125 | 1-617-105-472

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

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LEGAL DESCRIPTION

LOT 27 IN BLOCK 11 IN SUB OF BLOCKS 11 AND 12 IN EDSON SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT PART IN THE NORTHEAST CORNER) TOGETHER WITH PART OF SECTION 20 TOWN 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO DESCRIBED AS LOT 27 IN BLOCK 11 IN EDSON SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 EXCEPT PART IN NORTHEAST CORNER THEREOF) TOGETHER WITH PART OF LOT 12 IN LAFLIN SMITH AND DYERS SUB OF THE NORTHEAST 1/4 OF SECTION 20 TOWN 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN:

14-20-124-046-0000

COMMONLY KNOWN AS:

1302 W. Addison, Chicago, IL 60614

Property of Cook County Clerk's Office