

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**SPECIAL WARRANTY DEED**

Doc#: 1603449002 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/03/2016 08:56 AM Pg: 1 of 3

Dec ID 20160101665119  
ST/CO Stamp 0-550-076-992 ST Tax \$195.00 CO Tax \$97.50  
City Stamp 1-837-699-648 City Tax: \$2,047.50

**THIS INDENTURE**, made this 20<sup>th</sup> day of January, 2016, between 1708 Lorel LLC, a limited liability company created and existing under and by virtue of the laws of the State of Delaware, of the City of Vista, County of San Diego, State of California, party of the first part, and Eufracia Ramirez,

an unmarried woman, and Maria Ramirez, an unmarried woman, of 5226 W. Altgeld Avenue, Chicago, Cook County, IL, not as tenants in common but as joint tenants, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, **FOREVER**, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Legal Description attached hereto as Exhibit A.

**SUBJECT TO:**

Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 13-33-315-037-0000

Address(es) of Real Estate: 1708 N. Lorel Avenue, Chicago, IL 60639

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

This Deed has been executed as part of the winding up of the affairs of the Party of the First Part

In Witness Whereof, said party of the first part has caused his name to be signed to these present the day and year first above written.

1708 Lorel LLC, a Delaware limited liability company

By:   
Benjamin Staker, its Duly Authorized Agent

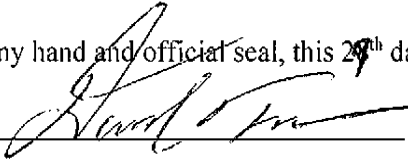
**Chicago Title**

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STATE OF ILLINOIS  
COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that Benjamin Staker, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that he signed 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 29<sup>th</sup> day of January, 2016.

  
\_\_\_\_\_  
(Notary Public)



Prepared By: David J. Fintz, 33 N. LaSalle Street, Suite 3200, Chicago, IL 60602

Mail To:

EUFACIA RAMIREZ  
1708 N. LOREL AVE.  
CHICAGO, IL 60639

Name & Address of Taxpayer:

EUFACIA RAMIREZ  
1708 N. LOREL AVE  
CHICAGO, IL 60639

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 17 IN BLOCK 4 IN ULLMAN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/3 OF THE SOUTH 20 ACRES OF THE WEST 26.60 CHAINS OF THE SOUTHEAST 1/4 ALL IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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