

UNOFFICIAL COPY

AIS-08046V
**SPECIAL
WARRANTY DEED**

Mail to:

MILA GLORIA NOVAK, ATTY
2300 W-Lake ST
Melrose Park IL 60160

Name and Address of Taxpayer:

Hector Ortiz
2314 N. 74th Ct
Elmwood Park IL 60707

Doc#: 1604047090 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/09/2016 09:57 AM Pg: 1 of 3

Dec ID 20160201667250
ST/CO Stamp 0-478-917-184 ST Tax \$50.00 CO Tax \$25.00
City Stamp 0-401-781-312 City Tax: \$525.00

RECORDER'S STAMP

THIS INDENTURE, made on the 5 day of February, 2016, by and between JINX LLC, a limited liability company organized and existing under and by virtue of the laws of the State of Wyoming and duly authorized to transact business under the Laws of the State of Illinois, whose business address is 500 N. Michigan Ave., Suite 600, Chicago Illinois 60611 (hereinafter "Grantor") and Hector Ortiz, of 2314 N. 74th Ct., Elmwood Park, Illinois 60707 (hereinafter "Grantee"),

WITNESSETH, THAT Grantor, by the authority of its Manager, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, does by these presents, sell and convey unto the said Grantee that real estate fully described below, situated in Cook County, Illinois, subject to general real estate taxes for 2015 and subsequent, special assessments not levied, covenants, conditions, and restrictions of record, and building lines and easements, if any,

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee(s) and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrances done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee(s) and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

PROPERTY, to wit:

SEE ATTACHED SCHEDULE "A" LEGAL DESCRIPTION OF PROPERTY

Permanent Index Number: 16-12-418-094-1005

Property Address: 2754 W. Washington Blvd*, Chicago, Illinois 60612

* UNIT 1W

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Michael J Machalek
 JINX LLC,
 by Michael J Machalek, its Manager

State of IL
 County of COOK

I, Brittany A. Hall, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Michael J Machalek, as Manager of JINX LLC**, proved to me based upon satisfactory evidence to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 05 day of February, 2010.

Brittany A. Hall
 Notary Public



REAL ESTATE TRANSFER TAX	08-Feb-2016
CHICAGO:	375.00
CTA:	150.00
TOTAL:	525.00

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

REAL ESTATE TRANSFER TAX	08-Feb-2016
COUNTY:	25.00
ILLINOIS:	50.00
TOTAL:	75.00

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Alliance Title Corporation
 5523 N. Cumberland Ave., Ste. 1211
 Chicago, IL 60656
 (773) 556-2222

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Schedule "A" LEGAL DESCRIPTION OF PROPERTY

UNIT NUMBER 1W IN THE 2754 WEST WASHINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 33 AND 34 IN EDGAR LOOMIS SUBDIVISION OF LOTS 4, 5, 6, 7, 14, 16 AND 17 (EXCEPT THE WEST 33 FEET OF LOTS 5, 6 AND 16 IN TURNER'S SUBDIVISION OF LOT 4 IN THE PARTITION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 27, 2008 AS DOCUMENT 0805815066, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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