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Doc#: 1604210044 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/11/2016 11:50 AM Pg: 1 of 4

WARRANTY DEED

① GNT # 16-0027

Maria Berrios, Francisco Berrios, and Nancy Muniz, (each a "GRANTOR" and collectively, the "GRANTORS"), for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY and WARRANT to Chicago Neighborhood Initiatives, Inc., an IL not-for-profit corporation (the "GRANTEE"), all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

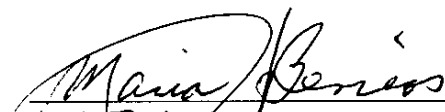
see Exhibit A

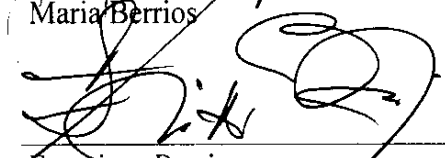
Hereby releasing and waiving all rights under by virtue of the Homestead Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever

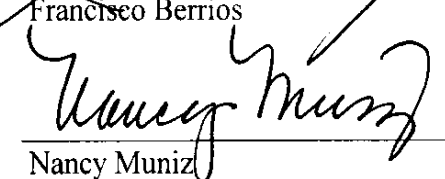
Address of Real Estate 10623 S. Champlain Ave.
Chicago, IL 60628


Permanent Real Estate Index Number: 25-15-228-012-0000



GRANTORS:

 Dated: 2/8/16
 Maria Berrios

 Dated: 2/8/16
 Francisco Berrios

 Dated: 2/8/16
 Nancy Muniz

| REAL ESTATE TRANSFER TAX | 11-Feb-2016 |
|---|-----------------|
|  | CHICAGO: 123.75 |
| | CTA: 49.50 |
| | TOTAL: 173.25 * |

| REAL ESTATE TRANSFER TAX | 11-Feb-2016 |
|---|-----------------|
|  | COUNTY: 8.25 |
|  | ILLINOIS: 16.50 |
| | TOTAL: 24.75 |

25-15-228-012-0000 | 20160201666607 | 1-835-010-624

25-15-228-012-0000 | 20160201666607 | 2-122-254-912

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

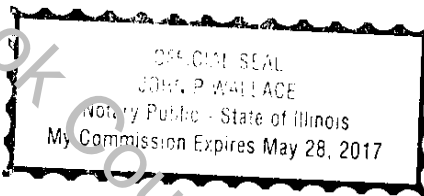
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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Maria Berrios, 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 she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 8th day of February, 2016

John P. Wallace
 Notary Public

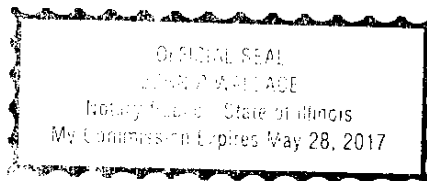


STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Francisco Berrios, 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 8th day of FEB, 20 16.

John P. Wallace
 Notary Public



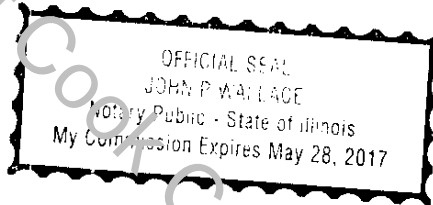
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nancy Muniz, 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 she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 8th day of February, 2016

John P. Wallace
Notary Public



This instrument was prepared by:
Robert Rothstein, Esq.
36 W. Randolph 8th Floor
Chicago, IL 60601

Send future tax bills to:

CHICAGO NEIGHBORHOOD INITIATIVES, INC.
1000 E. 111th ST. - 10th FLOOR
CHICAGO, IL 60628

After recording return to:

CHICAGO NEIGHBORHOOD INITIATIVES, INC.
1000 E. 111th ST.
CHICAGO, ILL. 60628 10th FLOOR
ATTN: Donald Higgins

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 54 IN BLOCK 1 IN P.L.A. ADDITION TO PULLMAN, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 AND IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Chicago, IL 60628

Permanent Real Estate Index Number: 25-15-228-012-0000

SUBJECT, HOWEVER, TO:

1. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2015, 2016 AND SUBSEQUENT YEARS.
2. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.
3. PUBLIC AND UTILITY EASEMENTS
4. ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED AND UNCONFIRMED