

WARRANTY DEED

UNOFFICIAL COPY

This agreement, made this 19<sup>th</sup> day of February 2016, between, W.N.A, LLC, a 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 Illinois, party of the first part, and Marisela Guzman, Ivet Guzman, Juana Guzman, and Antonio Guzman,

Doc#: 1605755019 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/26/2016 09:06 AM Pg: 1 of 2

Dec ID 20160201671339  
ST/CO Stamp 0-131-394-112 ST Tax \$430.00 CO Tax \$215.00  
City Stamp 0-471-374-400 City Tax: \$4,515.00

party of the second part, WITNESSETH, that the party of the Double part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Member of said Company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part but as joint tenants forever, all the following described real estate, situated and described as follows to wit:

See Attached "Exhibit A"

COMMONLY KNOWN AS: 2428 N Springfield Avenue, Chicago, Illinois 60647

PIN: 13-26-324-025

Stcoll 40-39981 6E  
1 of 2

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for the second installment of the year 2015 and subsequent years.

Together with all singular the hereditaments and appurtenances thereto 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 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 party of the second part, their heirs and assigns not as tenants in common, but as TENANTS BY THE ENTIRETY forever.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Member, the day and year first above written.

WNA, LLC

*William N. Apostal*  
William N. Apostal as its Sole Member

STEWART TITLE  
800 E. DIEHL ROAD  
SUITE 180  
NAPERVILLE, IL 60563

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that William N. Apostal, as sole member of WNA, LLC, is personally known to me, and 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 set forth.

Given under my hand and notarial seal this 18<sup>th</sup> day of February 2016.

*Hermينيا Rivera*  
Notary Public



This instrument prepared by: Ian B. Berliner, Esq., 53 W. Jackson Blvd., Suite 1515, Chicago, IL 60604

After recording, return to: MARISELA GUZMAN, 2428 N Springfield Ave, Chgo, IL 60647  
Send Subsequent Tax Bills to: MARISELA GUZMAN, 2428 N Springfield Ave, Chgo, IL 60647



**UNOFFICIAL COPY****EXHIBIT "A"**


LOT 12 IN BLOCK 38 IN PENNOCK, IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 26,  
TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS

Commonly Known As: 2428 N Springfield Avenue, Chicago, Illinois 60647

Property PIN: 13-26-324-025

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		25-Feb-2016
		COUNTY: 215.00
		ILLINOIS: 430.00
		TOTAL: 645.00
13-26-324-025-0000   20160201671339   0-131-394-112		

REAL ESTATE TRANSFER TAX		23-Feb-2016
		CHICAGO: 3,225.00
		CTA: 1,290.00
		TOTAL: 4,515.00 *
13-26-324-025-0000   20160201671339   0-471-374-400		
* Total does not include any applicable penalty or interest due.		