

UNOFFICIAL COPY



Prepared by:

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Doc#: 1606901004 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/09/2016 09:52 AM Pg: 1 of 2

Mail to:

Mitchell M. Iseberg
Attorney at Law
161 N. Clark Street
Suite 4700
Chicago, Illinois 60601

WARRANTY DEED

THE GRANTOR, Joseph Pecoraro, an unmarried person, 1737 W. Augusta Boulevard, Chicago, Illinois 60622,

for and in consideration of the sum of ten dollars (\$ 10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

1737 W. August# LLC, an Illinois limited liability company,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 19 IN RESUBDIVISION OF BLOCK 13 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

Common Address: 1737 W. Augusta Boulevard, Chicago, Illinois 60622;

Permanent Index Number: 17-06-425-009-0000.

Subject only to: (a) General real estate taxes not yet due and payable; (b) Special Assessments confirmed after November 25, 2015; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record which do not materially adversely affect the contemplated development of the Property as a two unit residential building; (d) Zoning laws and ordinances; (e) Easements for public utilities; and (f) Encroachments, if any.

Chicago Title

REAL ESTATE TRANSFER TAX		04-Mar-2016
	CHICAGO:	3,375.00
	CTA:	1,350.00
	TOTAL:	4,725.00 *

17-06-425-009-0000 | 20160301676193 | 1-438-513-728

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

REAL ESTATE TRANSFER TAX

04-Mar-2016



COUNTY:	225.00
ILLINOIS:	450.00
TOTAL:	675.00

17-06-425-009-0000 | 20160301676193 | 0-642-513-472

COOK COUNTY RECORDER OF DEEDS
[Signature]

[Handwritten marks]

155A 8388063 LP 1004

[Handwritten initials]

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In witness whereof said Grantors have caused their hands to be hereto affixed this 4th day of March, 2016.

Joseph Pecoraro
Joseph Pecoraro

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Joseph Pecoraro, an unmarried person, 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 official seal this 4th day of March, 2016.

David M. Stein
Notary Public



Send subsequent tax bills to:

1737 W. Augusta, LLC
6843 N. Kalpatritik
Lincolnwood, IL 60712