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THIS INSTRUMENT PREPARED BY

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Doc#: 1609825000 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/07/2016 10:23 AM Pg: 1 of 3

MAIL TAX BILL AND RECORDED DEED TO:

Rosestone Investments, LLC
~~CTLT# 8002370785 dated 3/22/16~~
3709 W. Concord Place
Chicago, IL 60647

WARRANTY DEED

THE GRANTORS Simon Arroyo and his spouse Virginia Arroyo, of the City of Chicago, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid CONVEY AND WARRANT to ~~CTLT# 8002370785 dated 3/22/16~~ *Rosestone Investments, LLC of 2911 N. Cicero Avenue, Chicago, IL 60641, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* Rosestone Investments, LLC

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-35-326-063-0000 and 13-35-326-083-0000

Property Address: 3709 W. Concord Place, Chicago, IL 60647

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2016 and subsequent years.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 45 days from the date of this deed. After this 45 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$(120% of short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

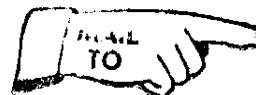
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 5th day of April, 2016.

Dated this 5th day of April, 2016.

Simon Arroyo

(Seal) (Seal)
Virginia Arroyo



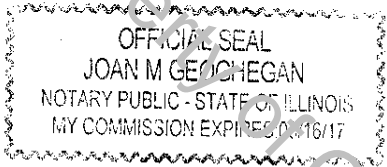
APR 16 2016 10:21 AM

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STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Simon Arroyo 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 signed, sealed and delivered in the instrument as 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 5th day of April, 2016.



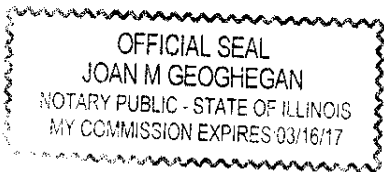
Notary Public *[Signature]*

AP160211

STATE OF ILLINOIS)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Virginia Arroyo 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 signed, sealed and delivered in the instrument as 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 5th day of April, 2016.



Notary Public *[Signature]*

REAL ESTATE TRANSFER TAX		07-Apr-2016
	CHICAGO:	802.50
	CTA:	321.00
	TOTAL:	1,123.50 *

REAL ESTATE TRANSFER TAX		07-Apr-2016
	COUNTY:	53.50
	ILLINOIS:	107.00
	TOTAL:	160.50

13-35-326-063-0000 | 20160401687355 | 0-058-994-240

13-35-326-063-0000 | 20160401687355 | 1-502-490-176

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

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1

LOT 4 (EXCEPT SOUTH 47 1/4 FEET THEREOF) IN BLOCK 6 IN THE SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION AND EXCEPT RAILROAD IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 47 1/4 FEET OF LOT 4 IN BLOCK 6 IN MARY A. REID'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 AND EXCEPT LAND OCCUPIED BY RAILROAD) IN SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 3709 W. Concord Place, Chicago, IL 60647