



1610504061D

THIS INSTRUMENT WAS PREPARED BY:

Michael Z. Margolies
2201 Main Street
Suite 101
Evanston, Illinois 60202

Doc#: 1610504061 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/14/2016 03:52 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(s), KEREM PARTNERS LLC, an Illinois limited liability company, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ABEL PARDO and SAMIRA FERATAJ PARDO, husband and wife as Tenants by the Entirety **GRANTEE(s)**, having an address of 1465 Grand, Chicago, Illinois, its successors and assigns, all interest in the real estate situated in the County of Cook in the State of Illinois, legally described on Exhibit A attached hereto and made a part hereof subject to those matters set forth on Exhibit B attached hereto and made a part hereof. The Grantors hereby convey, transfer, and waive any and all homestead rights under the Illinois Homestead Exemption Act.

Property Address: 2233 W. Wellington, Chicago, IL 60618

PIN: 14-30-114-014-0000

TO HAVE AND TO HOLD SAID PREMISES, FOREVER.

IN WITNESS WHEREOF, the Grantor(s) has/have executed this Warranty Deed as of this 23rd day of March, 2016.

KEREM PARTNERS LLC, an Illinois limited liability company

By: [Signature]
Abe Polatsek, Agent

REAL ESTATE TRANSFER TAX		25-Mar-2016
	CHICAGO:	8,625.00
	CTA:	3,450.00
	TOTAL:	12,075.00 *
14-30-114-014-0000 20160201674771 0-980-612-672		
* Total does not include any applicable penalty or interest due.		

S
P
S
S
INT

FIRST AMERICAN TITLE
FILE # 2723041

REAL ESTATE TRANSFER TAX		25-Mar-2016
	COUNTY:	575.00
	ILLINOIS:	1,150.00
	TOTAL:	1,725.00
14-30-114-014-0000 20160201674771 0-542-862-912		

UNOFFICIAL COPY

EXHIBIT A

Legal Description

LOT 18 AND THE EAST 7.50 FEET OF LOT 19 IN BLOCK 5 IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

Title Exceptions

Taxes for 2015 (second installment) and subsequent years; covenants, conditions and restrictions of record; building lines and easements; provided they do not interfere with the current use and enjoyment of the Property.

M:\Margolies\Polatsek.Kerem Wellington Sale.Warranty Deed

Property of Cook County Clerk's Office