

UNOFFICIAL COPY

Warranty Deed

Doc#: 1612722109 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/06/2016 10:29 AM Pg: 1 of 3

ILLINOIS

1 OF 2

FIDELITY NATIONAL TITLE

Dec ID 20160401698501
ST/CO Stamp 1-762-570-560 ST Tax \$180.00 CO Tax \$90.00
City Stamp 0-847-016-256 City Tax: \$1,890.00

SC15025449CD

Above Space for Recorder's Use Only

THE GRANTOR(s), Elite Invest, LLC Series 1044, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Justin Hryniak, 1079 Claridad Loop, Milpitas, CA 95035, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

* A married man

SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number(s): 20-29-429-003-0000

Address(es) of Real Estate:
7811 S. Sangamon St., Chicago, IL 60620

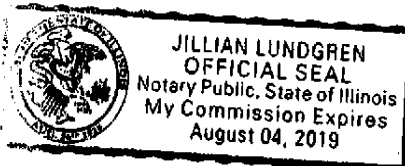
THIS IS NOT HOMESTEAD PROPERTY

The date of this deed of conveyance is May 2, 2016

noaf
SEAL) Elite Invest, LLC Series 1044
By: Noaf Al-Sabah, Managing Member

State of ILLINOIS County of COOK SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elite Invest, LLC Series 1044, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)



Given under my hand and official seal this 2nd Day of May 2016

(My Commission Expires) 8/4/19



Jillian Lundgren
Notary Public


UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as: 7811 S. Sangamon St.
Chicago, IL 60620

Legal Description:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

REAL ESTATE TRANSFER TAX		05-May-2016
	COUNTY:	90.00
	ILLINOIS:	180.00
	TOTAL:	270.00
20-29-429-003-0000 20160401698501 1-762-570-560		

REAL ESTATE TRANSFER TAX		05-May-2016
	CHICAGO:	1,350.00
	CTA:	540.00
	TOTAL:	1,890.00 *
20-29-429-003-0000 20160401698501 0-847-016-256		

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

This instrument was prepared by:

Gary Mages
Mages & Price LLC
1110 Lake Cook Road, Suite 385
Buffalo Grove, IL 60089

Send subsequent tax bills to:

Justin Huynh
1079 Claridad Loop
Milpitas, CA 95035

Recorder mail-recorded document:

Justin Huynh
1079 Claridad Loop
Milpitas, CA 95035

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EXHIBIT A

Order No.: SC15025449CD

For APN/Parcel ID(s): 20-29-429-003-0000

For Tax Map ID(s): 20-29-429-003-0000

LOT 33 IN BLOCK 30 IN WEST AUBURN, A SUBDIVISION OF BLOCKS 17 TO 20 AND 29 TO 32 OF SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 14 (EXCEPT THE NORTH 99 FEET THEREOF) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office