

# UNOFFICIAL COPY



Doc#: 1613156191 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/10/2016 02:36 PM Pg: 1 of 5

WARRANTY DEED  
Statutory (Illinois)  
Individual to  
Limited Liability Company

THE GRANTORS;

IRENE SETH AND  
FLORENCE MARCUS  
AS THE SOLE HEIRS AND  
DEVEISEES OF MARIE J. MARZANO  
Deceased  
Of the City Des Plaines  
And State of Illinois  
For and in Consideration of TEN AND  
NO/100 DOLLARS (\$10.00)  
In hand paid, and other  
Good and valuable consideration  
CONVEY AND WARRANT to

GAAP REALTY LLC  
1567 N. Haven Dr. Palatine, IL 60074

An Illinois Limited Liability Company created and existing under and by virtue of the  
Laws of the State of Illinois having its principal office at the following address, 1567 N.  
Haven Dr, Palatine, IL the following described Real estate situated in the County of  
Cook, State of Illinois, to wit:

UNIT U-119, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE  
COMMON ELEMENTS IN LA CASA BIANCO CONDOMINIUM, AS DELINEATED AND  
DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBLR 21920224 IN THE  
WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP  
41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

This is not a homestead property.

Permanent Real Estate Index Number: 09-10-301-072-1119  
Address of Real Estate: 9717 BIANCO TERRACE, UNIT #E, DES PLAINES, IL 60016

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 2015 and subsequent years.  
hereby releasing and waiving all rights under and by virtue of the Homestead  
Exemption Laws of the State of Illinois.

Property not located in the corporate limits of  
the City of Des Plaines. Deed or instrument  
not subject to transfer tax.

*J. Carver* (City) 5/3/16  
City of Des Plaines

MAN TO: FIVE #1046 2/2  
ALTIMA TITLE, LLC  
6444 N Milwaukee Ave  
Chicago, IL 60631

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Dated this 2nd day of MAY, 2016

Irene SETH

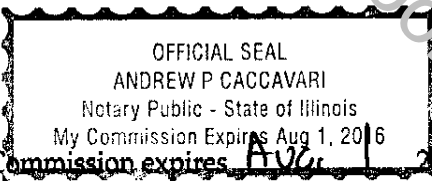
IRENE SETH

State of ILLINOIS )

County of COOK )

I, the undersigned, a notary public in and for said County and State, DO HEREBY CERTIFY that IRENE SETH 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 he acknowledged that he signed sealed 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 2nd day of MAY, 2016



Andrew Caccavari  
Notary Public

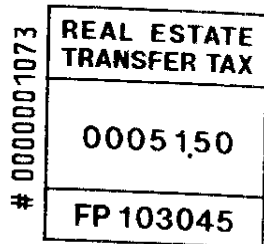
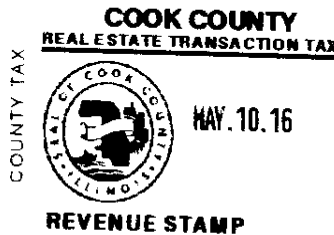
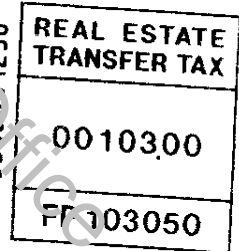
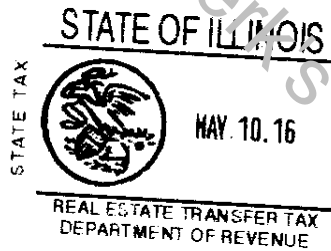
This Instrument was prepared by: CHRISTOPHER S. KOZIOI, 6444 N. MILWAUKEE AVE, CHICAGO, IL 60631

Mail To:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Send subsequent tax bills to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# UNOFFICIAL COPY

Dated this 29 day of April, 2016

Florence Marcus  
FLORENCE MARCUS

State of California )

County of Orange )

I, the undersigned, a notary public in and for said County and State, DO HEREBY CERTIFY that FLORENCE MARCUS 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 he acknowledged that he signed sealed 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 29 day of April, 2016

See Attached  
Notary Public

Commission expires August 27 2017

This Instrument was prepared by: CHRISTOPHER S. KOZIOL, 6444 N. MILWAUKEE AVE, CHICAGO, IL 60631

Mail To:

CIAP REALTY LLC  
1567 N. Haven Dr.  
Palatine, IL 60074

Send subsequent tax bills to:

CIAP Realty LLC  
1567 N. Haven Dr.  
Palatine, IL 60074

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On April 29, 2016 before me,

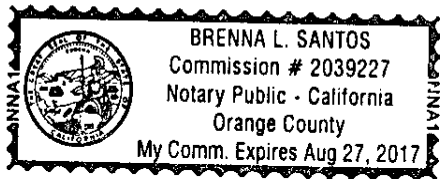
Brenna L Santos, Notary Public  
Here Insert Name and Title of the Officer

personally appears Florence Marcus  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Brenna L Santos  
Signature of Notary Public

Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: Warranty Deed  
Document Date: April 29, 2016 Number of Pages: 1  
Signer(s) Other Than Named Above: N/A

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

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ALTA COMMITMENT 2006

File No. 1646  
Associated File No:

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**EXHIBIT A**

**UNIT U-119, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LA CASA BIANCO CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 21920224 IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Address of Property:  
9717 Bianco Terrace, #E  
Des Plaines, IL 60016

Parcel ID Number: 09-10-301-072-1119