

UNOFFICIAL COPY



16137011040

Warranty Deed

ILLINOIS

Doc#: 1613701104 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/16/2016 02:34 PM Pg: 1 of 2

Above Space for Recorder's Use Only

THE GRANTOR(s) SIMPLE RENTAL LLC, 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 AUTHORITY REAL ESTATE RICHARDSON, LLC of Illinois, 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.

SUBJECT TO: General taxes for 2014 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 10-76-210-047-1023

Address(es) of Real Estate:

2708 W LUNT AVE UNIT 404
CHICAGO, IL 60645-3034

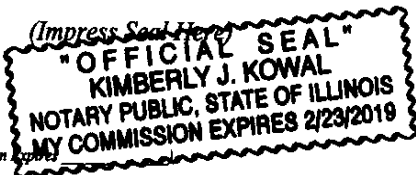
FIDELITY NATIONAL TITLE 51015306
10f1

The date of this deed of conveyance is 3/21/2016

SIMPLE RENTAL LLC

State of IL, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory(s) whose name is Mike Vesole personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

BOX 15



(My Commission Expires)

Given under my hand and official seal 3/8/2016

Notary Public

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REAL ESTATE TRANSFER TAX		25-Mar-2016
CHICAGO:		1,128.75
CTA:		451.50
TOTAL:		1,580.25 *

10-36-210-047-1023 | 20160301675750 | 0-091-024-960
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		25-Mar-2016
COUNTY:		75.25
ILLINOIS:		150.50
TOTAL:		225.75

10-36-210-047-1023 | 20160301675750 | 2-083-188-288

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UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as: 2708 W LUNT AVE UNIT 404, CHICAGO, IL 60645-3034

Legal Description:**PARCEL 1:**

UNIT 2708-404 IN LUNT GARDENS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 29, 30, 31 AND 32 IN BECKER'S INDIAN BOUNDARY PARK, A SUBDIVISION OF THE WEST 5 ACRES OF THE EAST 25 ACRES OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 17, 2006 AS DOCUMENT 0629006087, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-23, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

This instrument was prepared by:

Mark Edison
Law Office Mark E. Edison PC
1415 W. 22nd Street Tower Floor
Oak Brook, IL 60523

Send subsequent tax bills to:

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