

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY

Limited liability company to Individual(s)



Doc#: 1613849066 Fee: \$46.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 05/17/2016 11:46 AM Pg: 1 of 5

MAIL TO:

KIM FREELAND
618 W. FULTON
CHICAGO IL
60661

NAME/ADDRESS OF TAXPAYER(S):

Landon Harper
1705 North Winnebago Avenue
Chicago, Illinois 60647

RECORDER'S STAMP

The Grantor, **MCZ WINNEBAGO DEVELOPMENT, LLC**, an Illinois limited liability company, for the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto the following Grantee(s):

B.
LONDON HARPER,

the parcel(s) of real estate situated in Cook County, Illinois, legally described on the exhibit attached hereto and incorporated herein by reference.

Two (2) underlying Permanent Index Number(s):

14-31-320-~~013~~-0000 (undivided)

14-31-320-~~014~~-0000 (undivided)

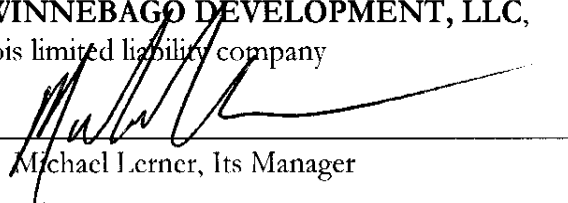
Commonly Known As: **1705 North Winnebago Avenue**
Chicago, Illinois 60647

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2016 and subsequent.

In Witness Whereof, the said Grantor has caused its name to be signed to these presents by its Manager this 13th day of April, 2016.

MCZ WINNEBAGO DEVELOPMENT, LLC,
an Illinois limited liability company

By: X


Michael Lerner, Its Manager

1 of 2
Mail To
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601

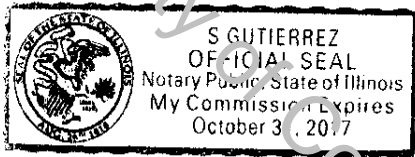
PT 16 - 00625

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State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Michael Lerner**, personally known to me to be the Manager of **MCZ WINNEBAGO DEVELOPMENT, LLC** and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand & official notary seal this 14 day of **April**, 2016.



S. Gutierrez

Notary Public

This instrument prepared by: John E. Lovestrand, Esc.
LAW OFFICE OF
JOHN E. LOVETRAN, E.C.
30 Green Bay Road
Winnetka, IL 60093

Property of Cook County Clerk's Office

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Fidelity National Title

Commitment Number: PT16_00625

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

THAT PART OF LOTS 1 THROUGH 23 AND THAT PART OF A 3.00 FOOT STRIP OF LAND LYING NORTH AND ADJOINING SAID LOT 1, IN BLOCK 1 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT BEING THE INTERSECTION OF THE WEST LINE OF NORTH LEAVITT STREET (HAVING AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST) WITH THE NORTHEASTERLY LINE OF NORTH WINNEBAGO AVENUE IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TRACT, BEING ALSO THE SAID NORTHEASTERLY LINE OF NORTH WINNEBAGO AVENUE ON A BEARING OF NORTH 47 MINUTES 59 MINUTES 00 SECONDS WEST TO THE INTERSECTION WITH THE CENTERLINE OF A PARTY WALL EXTENDED SOUTHWESTERLY, A DISTANCE OF 72.53 FEET; THENCE NORTH 42 DEGREES 04 MINUTES 00 SECONDS EAST ALONG SAID EXTENDED CENTERLINE OF PARTY WALL, A DISTANCE OF 11.98 TO A POINT ON THE FACE OF A THREE STORY CONCRETE BLOCK BUILDING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, BEING ALSO THE CENTERLINE OF A PARTY WALL OF SAID BUILDING, A DISTANCE OF 40.35 FEET TO A POINT ON THE EXTERIOR FACE OF SAID BUILDING; THENCE SOUTH 47 DEGREES 54 MINUTES 27 SECONDS EAST ALONG THE SAID EXTERIOR FACE OF WALL AND ITS EXTENSION, A DISTANCE OF 25.36 FEET TO A POINT ON THE EAST LINE OF AFORESAID TRACT, BEING ALSO THE WEST LINE OF NORTH LEAVITT STREET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SAID EAST LINE OF TRACT, A DISTANCE OF 70.39 FEET TO THE POINT OF BEGINNING.

14-31-320-014-0000

14-31-320-013-0000

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REAL ESTATE TRANSFER TAX

14-Apr-2016



CHICAGO:

3,562.50

CTA:

1,425.00

TOTAL:

4,987.50

14-31-320-014-0000 | 20160401689389

| 1-561-886-272

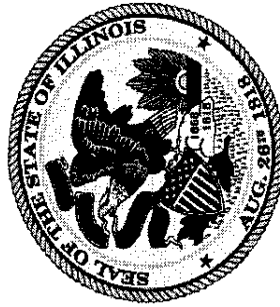
* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

14-Apr-2016



COUNTY:
ILLINOIS:
TOTAL:

237.50
475.00
712.50

14-31-320-014-0000 | 20160401689389

| 1-419-427-392

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