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40025397
NO.

40025397 (1/2)

WARRANTY DEED

GIT

Doc#: 1616122062 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/09/2016 10:56 AM Pg: 1 of 2

Dec ID 20160501607921
ST/CO Stamp 1-398-736-192 ST Tax \$1,600.00 CO Tax \$800.00
City Stamp 0-161-088-832 City Tax: \$16,800.00

The Grantor, 1336 W. Nelson LLC, an Illinois Limited Liability Company of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT to Jonathan Eller and Emily Eller, husband and wife, of the City of Chicago, State of Illinois, not as Joint Tenants or Tenants in Common but as Tenants by the Entirety the following described real estate, situated in the County of Cook, State of Illinois, to wit:

ABOVE SPACE FOR RECORDER'S USE ONLY

LOT 276 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1 TO 4 AND 7, THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTH EASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: 1336 W. Nelson Street, Chicago, Illinois, 60657


PERMANENT INDEX NUMBER: 14-29-110-033-0000, Vol. 481

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and subject only to the following: (1) General taxes not yet due and payable; (2) public utility easements; (3) easements, covenants and restrictions and building lines of record, and (4) applicable zoning and building laws and ordinances.

1336 W. Nelson LLC, an Illinois Limited Liability Company



By: Matthew Cibula

Its: Manager 5-31-16

REAL ESTATE TRANSFER TAX		06-Jun-2016
	CHICAGO:	12,000.00
	CTA:	4,800.00
	TOTAL:	16,800.00 *

14-29-110-033-0000 | 20160501607921 | 0-161-088-832

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

REAL ESTATE TRANSFER TAX		06-Jun-2016
	COUNTY:	800.00
	ILLINOIS:	1,600.00
	TOTAL:	2,400.00

14-29-110-033-0000 | 20160501607921 | 1-398-736-192

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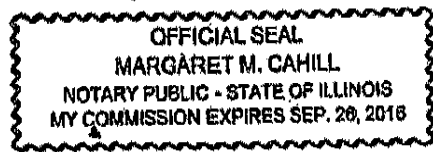
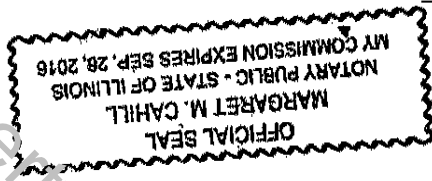
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Matthew Cibula, Manager of 1336 W. Nelson, LLC, an Illinois Limited Liability Company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 31st day of May 2016.

Margaret M Cahill

Notary Public



This document was prepared by: Margaret M. Cahill, Farnan & Cahill, 810 Arlington Avenue, La Grange, IL 60525

RECORDER MAIL TO:

Vasili Economopoulos
17 North Wabash
Suite 660
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILL TO:

Jonathan Eller
1336 W. Nelson
Chicago, Illinois 60657

Property of Cook County Clerk's Office