

UNOFFICIAL COPY

Doc#: 1617462002 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/22/2016 08:51 AM Pg: 1 of 2

WARRANTY DEED

Dec ID 20160601617400
ST/CO Stamp 0-524-457-280 ST Tax \$62.00 CO Tax \$31.00
City Stamp 0-137-450-816 City Tax: \$651.00

01146-43426 1 of 3 MS

Mail to:
Allan T. Migdal, Esq.
Migdal & Associates, Ltd.
9933 Lawler Avenue, Suite 440
Skokie, IL 60077-3820

THE GRANTOR, Creative Financial Group, LLC, an Illinois limited liability company, for and in consideration of TEN DOLLARS (\$10.00) and other goods and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to Javier Rosas, the following described Real Estate situated in Chicago, Cook County, Illinois, to wit:

LOT 7 IN BLOCK 2 IN SAMUEL J. GLOVER AND GEORGE N. BLACK'S SUBDIVISION OF BLOCK 1 AND THAT PART OF BLOCK 6 LYING BETWEEN THE ILLINOIS CENTRAL AND CHICAGO & WESTERN INDIANA RAILROADS, ALL IN FIRST ADDITION TO KENSINGTON, IN SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 12, 1881, AS DOCUMENT NUMBER 358729, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 323 E. 116th Street
Chicago, Illinois 60628-5688

PARCEL NO.: 25-22-312-010-0001

SUBJECT TO: A) covenants, conditions, and restrictions of record; B) building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; C) General Taxes for the year 2015 (second installment) and subsequent years, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

DATED this 16th day of June 2016.


Creative Financial Group, LLC

By: Orences J. Christian, member OF HOUSING RESOURCE CENTER, LLC

Mail tax bill to: Javier Rosas
323 E. 116th Street
Chicago, Illinois 60628-5688

Prepared by: Joseph R. Ziccardi, Esq.
77 W. Washington St, Suite 705
Chicago, Illinois 60602-3641

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

UNOFFICIAL COPY

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 Orences J. Christian as member of Housing Resource Center, LLC which is the sole member of Creative Financial Group, LLC, personally known to me to be the same person(s) whose name(s) 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.

Given under my hand and notarial seal this 16th day of June, 2016.



Joseph R. Ziccardi

 Notary Public

Commission Expires: 10/29/17

REAL ESTATE TRANSFER TAX		20-Jun-2016
		COUNTY: 1.00
		ILLINOIS: 62.00
		TOTAL: 93.00
25-22-312-010-0000 20160601617400 0-524-457-260		

REAL ESTATE TRANSFER TAX		20-Jun-2016
		CHICAGO: 465.00
		CTA: 186.00
		TOTAL: 651.00 *
25-22-312-010-0000 20160601617400 0-137-450-816		
* Total does not include any applicable penalty or interest due.		

Property of Cook County Clerk's Office