

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR(S), Presidio Capital LLC, an Illinois limited liability company, for and in consideration of TEN AND NO /100's DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) AND WARRANT(S) to Michael Schroeder of 176 Latrobe Ave, Northfield, Illinois 60093 and Brian Schroeder of 535 N Michigan Ave Unit #2709, Chicago, Illinois 60611, as Tenants-in-Common, all interest in the following described Real Estate to wit:

FIRST AMERICAN TITLE
FILE # 2732028



Doc#: 1617434000 Fee: \$40.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 06/22/2016 08:10 AM Pg: 1 of 2

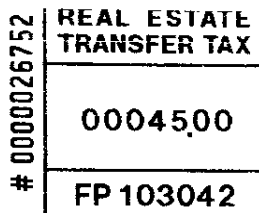
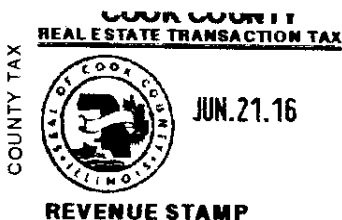
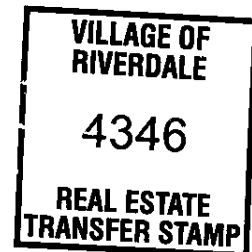
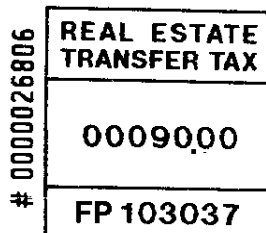
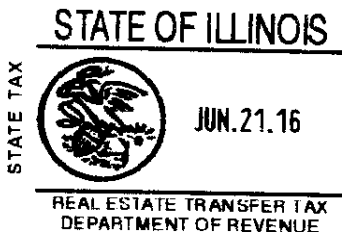
LOT 7 AND THE NORTH 8 1/3 FEET OF LOT 8 AND LOT 25 (EXCEPT THE SOUTH 16 2/3 FEET THEREOF) AND LOT 26 IN BLOCK 3 IN SPIES ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT RAILROAD) OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

PINS: 29-04-208-037-0000 AND 29-04-208-040-0000

COMMONLY KNOWN AS: 13913 South Wentworth Ave, Riverdale, IL 60827

Grantors, for themselves and their successors, further covenant, promise and agree with Grantee, their heirs and assigns, that they have not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Warranty Deed; and covenant further that they will warrant and defend the property against all persons lawfully claiming by, through or under them.

hereby releasing and waiving all rights under and by virtue of homestead exemption laws of the State of Illinois, 735 ILCS 5/12-901, et seq., TO HAVE AND TO HOLD said premises SUBJECT TO: (1) covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; (2) general real estate taxes not due and payable at the time of Closing; and (3) existing leases and tenancies.

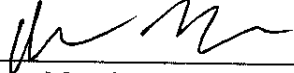


CCRD REVIEW

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DATED this 27th day of May, 2016.

Presidio Capital LLC,
an Illinois limited liability company

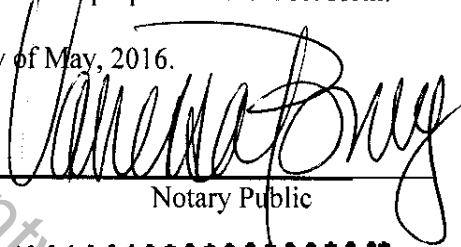


By: Omar Maani
Its: Member

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 Omar Maani, Member of Presidio Capital LLC, 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 said instrument as his free and voluntary act and as the free and voluntary act of Presidio Capital LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this 27th day of May, 2016.



Notary Public

Commission expires: 2/18/20



THIS INSTRUMENT WAS PREPARE BY:

TRESSLER LLP
233 S. Wacker Drive
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Brian Schroeder
535 N Michigan Ave #2709
Chicago, IL 60611

AFTER RECORDING PLEASE MAIL TO:

Kulas & Kulas
2329 W Chicago Ave
Chicago, IL 60622