

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (ILLINOIS)  
(LLC to Individual)



Doc#: 1619010068 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/08/2016 12:00 PM Pg: 1 of 2

THE GRANTOR, OLIVIA & ASSOCIATES, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, and pursuant to authority given by the Manager of said limited liability company for an in consideration of ten dollars (\$10.00), and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, does hereby CONVEY and WARRANT to

<sup>B</sup> EZRA FUNKHOUSER AND YESENIA GALVAN, married to each other of 3258 N. Lakewood Chicago IL 60657, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, not as joint tenants, and not as tenants in common, but as tenants to the entirety, to wit:

LEGAL DESCRIPTION ATTACHED

SUBJECT TO: Real Estate taxes from 2015 and subsequent years; terms, provisions, covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; and unconfirmed special governmental taxes or assessments, condemnation proceedings by the State of Illinois or other governmental unit or division.

PERMANENT INDEX NO. 11-31-215-031-1003

Commonly Known As 1811 W. Lunt Ave., Chicago, IL 60626

In Witness Whereof, Olivia & Associates, LLC has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager this 29th day of June, 2016.

Olivia & Associates, LLC, a Illinois Limited Liability Corporation

Its: Manager

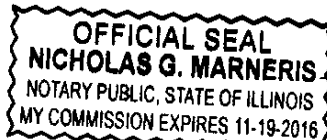
By: Joshua Inglis  
Joshua Inglis

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 Joshua Inglis, personally known to me to be the Authorized Signatory of Olivia & Associates, LLC, and 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 severally acknowledged that as such signed and delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of June, 2016.

Commission expires 11/19/2016



Nicholas G. Marnaris  
NOTARY PUBLIC

INSTRUMENT WAS PREPARED BY: Law Office of Niko G. Marnaris, P.C., 10661 S. Roberts Rd., Ste. 107, Palos Hills, IL 60465

MAIL TO: Same as →  
~~The Real Property Law Group, P.C.~~  
~~4653 N. Milwaukee Ave~~  
~~Chicago, IL 60630~~

SEND SUBSEQUENT TAX BILLS TO:  
Ezra Funkhouser and Yesenia Galvan  
1811 W. Lunt Ave.  
Chicago, IL 60626

REAL ESTATE TRANSFER TAX	08-Jul-2016
CHICAGO:	1,987.50
CTA:	795.00
TOTAL:	2,782.50 *



11-31-215-031-1003 | 20160601624105 | 1-247-620-416

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

S X  
P 2  
S K  
SC X  
INT

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## EXHIBIT A

### PROPERTY DESCRIPTION

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

UNIT NO. 3 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): THE WEST 1/2 OF LOT 2, ALL OF LOT 3 AND THE EAST 13.50 FEET OF LOT 4 IN BLOCK 35 ROGERS PARK IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY DEVON BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 9, 1970 AS TRUST NUMBER 2003 AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDED OF DEEDS AS DOCUMENT 22520267 TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

For Informational Purposes Only:

PERMANENT INDEX NO. 11-31-215-031-1003

Commonly Known As 1811 W. Lunt Ave., Chicago, IL 60626

#### REAL ESTATE TRANSFER TAX

08-Jul-2016



COUNTY:	132.50
ILLINOIS:	265.00
TOTAL:	397.50

11-31-215-031-1003

| 20160601624105 | 1-761-029-440