## 1 SWSALMITS VNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY CORP TO INDIVIDUALS

MAIL TO:

Robert J. Di Silvestro 5231 N. Harlem Ave. Chicago, IL 60656

NAME/ADDA'ESS OF TAXPAYER:

Francis O. Russell Ashley E. Russell 4835 W. Catalpa Ave. Chicago, IL 60630 Doc#. 1620039028 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 07/18/2016 09:26 AM Pg: 1 of 2

Dec ID 20160401691049 ST/CO Stamp 0-202-370-368 ST Tax \$758.00 CO Tax \$379.00

City Stamp 0-749-477-184 City Tax: \$7,959.00

## RECORDER'S STAMP

THE GRANTOR, CSR WEST CGRP., a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS unto Francis O. Russell and Ashley E. Russell, husband and wife, Tenants by the Entirety: 2724 N. Wolcott, Unit# 204, Chicago, IL 60614, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOT 200 IN ELMORE'S FOREST GARDENS, BEING A SUBDIVISION OF LOTS 1, 2 AND 3 OF THE SUBDIVISION OF THE EAST 35-63/100 ACRES OF THE NORTHEAST FRACTIONAL QUARTER (1/4) OF FRACTIONAL SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, III COOK COUNTY, ILLINOIS.

Property Index Number: 13-09-211-020-0000

Common Address: 4835 W. Catalpa Ave., Chicago, Illinois 60618

SUBJECT TO: (a) general taxes not due and payable at the time of Closing; (b) applicable zoning and building laws and ordinances; (c) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the House and the Property); (d) acts done or suffered by Purchaser or anyone claiming through Purchaser; (e) utility easements, whether recorded or unrecorded; (f) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser.

1620039028 Page: 2 of 2

## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and Secretary this 10 day of April, 2016.

CSR WEST CORP.,

an Illinois corporation)

By:

Its: President and Secretary

State of Illinois

SS.

County of Cook

I, the undersigned, a No ary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Michael Rowsey, personally known to me to be the President and Secretary of CSR WEST CORP., an Illinois corporation, 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 President and Secretary he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this

day of April, 2016.

Office

OFFICIAL SEAL STEVEN E MOLTZ **NOTARY PUBLIC - STATE OF ILLINOIS** 

MY COMMISSION EXPIRES:12/04/18

Notary Public

This instrument prepared by:

Steven E. Moltz PALMISANO & MOLTZ 19 S. LaSalle St., Suite 900 Chicago, IL 60603