

Doc#: 1620039028 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/18/2016 09:26 AM Pg: 1 of 2

WARRANTY DEED
ILLINOIS STATUTORY
CORP TO INDIVIDUALS

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

MAIL TO:

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

NAME/ADDRESS OF TAXPAYER:

Francis O. Russell
Ashley E. Russell
4835 W. Catalpa Ave.
Chicago, IL 60630

RECORDER'S STAMP

THE GRANTOR, **CSR WEST CORP.**, 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, IN 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.

