

UNOFFICIAL COPY

Doc#: 1621118008 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2016 09:15 AM Pg: 1 of 3

GIT

400258941131131

SPECIAL WARRANTY DEED

CARDINAL

THE GRANTOR, **SCOTT G. MEYERS AND THAZIN WIN**, husband and wife, for and in consideration of Ten and no/100ths (\$10.00) Dollars in hand paid, CONVEYS and WARRANTS to **Third Coast Home, LLC**, an Illinois limited liability company having its principal office at the following address: 908 Forest Avenue, Oak Park, Illinois 60302, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Dec ID 20160601615375
ST/CO Stamp 0-235-701-056 ST Tax \$799.00 CO Tax \$399.50
City Stamp 1-090-749-248 City Tax: \$8,389.50

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as described on **Exhibit A**, attached hereto, with the appurtenances, unto the Grantee, their successors and/or assigns forever.

The Grantor warrants to the Grantee and his successors in title that it has not created or permitted to be created any lien, charge, or encumbrance against said real estate which is not shown among the title exceptions listed below; and Grantor covenants that it will defend said premises to the extent of the warranties made herein against lawful claims of all persons.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

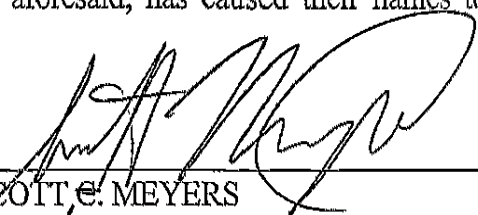
PERMANENT REAL ESTATE INDEX NUMBER: 17-32-202-045-1001; 17-32-202-045-1002; 17-32-202-045-1003; 17-32-202-045-1004; 17-32-202-045-1005; 17-32-202-045-1006

ADDRESS OF REAL ESTATE: 3114 South Morgan Street, Chicago, Illinois 60608

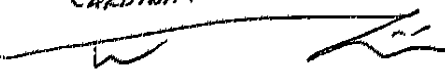
THIS IS NOT A HOMESTEAD PROPERTY.

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IN WITNESS WHEREOF, the Grantor as aforesaid, has caused their names to be signed to this instrument this 22 day of July, 2016.



 SCOTT E. MEYERS
 Cardinal

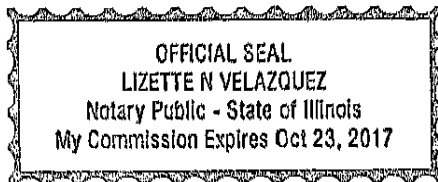


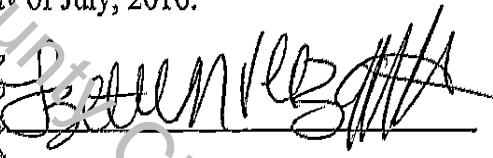
 THAZIN WIN

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK) *Cardinal

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Scott E. Meyers and Thazin Win, personally known to me to be the same persons whose names are 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 by hand and official seal, this 22 day of July, 2016.





 Notary Public

This instrument was prepared by:


Dennis W. Winkler
 Dennis W. Winkler, P.C.
 1699 East Woodfield Road, Suite 400
 Schaumburg, Illinois 60173

After Recording please mail:



Hal A. Lipshutz
 Levit & Lipshutz
 1120 W. Belmont Ave.
 Chicago, Illinois 60657

Please send Subsequent Tax Bills to:

Third Coast Home, LLC
 908 Forest Avenue
 Oak Park, Illinois 60302

REAL ESTATE TRANSFER TAX		27-Jul-2016
	CHICAGO:	5,992.50
	CTA:	2,397.00
	TOTAL:	8,389.50 *
17-32-202-045-1001 20160601615375 1-090-749-248		
* Total does not include any applicable penalty or interest due.		

OR RECORDER'S OFFICE BOX NO. _____

REAL ESTATE TRANSFER TAX		27-Jul-2016
	COUNTY:	399.50
	ILLINOIS:	799.00
	TOTAL:	1,198.50
17-32-202-045-1001 20160601615375 0-235-701-056		

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Legal Description

UNITS 1, 2, 3, 4, 5 AND 6 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE MORGAN SUITES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0801103018, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-32-202-045-1001; 17-32-202-045-1002; 17-32-202-045-1003; 17-32-202-045-1004; 17-32-202-045-1005; 17-32-202-045-1006

COMMON ADDRESS: 3114 South Morgan Street, Chicago, Illinois 60608