

UNOFFICIAL COPY

WARRANTY DEED

CT 15NW7119657N3
CB 5 of 20



Doc#: 1621434195 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/01/2016 01:29 PM Pg: 1 of 3

THE GRANTOR,
233 E. 115th St. Property Holdings LLC,
an Illinois limited liability company,
of the City of Chicago,
County of Cook, State of Illinois,

for and in consideration of the sum of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in the hand paid, CONVEYS and WARRANTS to GRANTEE:

limited liability company
Lindera Properties LLC, an Illinois corporation,
Whose office is 2539 W. Peterson Ave., Chicago, IL 60659

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:

(Legal Description Attached Hereto.)

Permanent Real Estate Index Number(s) 25-22-303-001-0000 and 25-22-303-002-0000

Address of Real Estate: 233-241 E. 115th St., Chicago, Illinois 60628

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies, if any, visible private and public roads and easements therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable as of this date.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises in fee simple.

THIS IS NOT HOMESTEAD PROPERTY.

In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to these presents by its Members this 28th day of July, 2016.

Impress
Company Seal
Here

233 E. 115th St. Property Holdings LLC, an Illinois limited liability company,
by Michel Ruiz, it's Managing Member

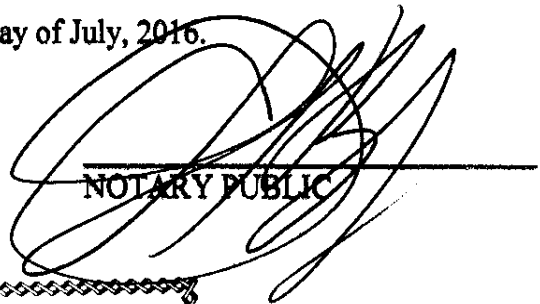
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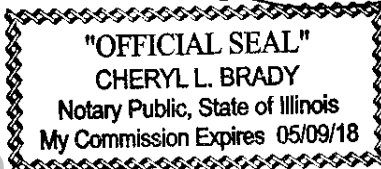
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, Do HEREBY CERTIFY that Michel Ruiz, personally known to me to be the Managing Member of 233 E. 115th St. Property Holding, LLC, an Illinois limited liability company; and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of July, 2016.

Commission expires 5/9/2018



NOTARY PUBLIC



This instrument was prepared by:

LAW OFFICE OF GEORGE LACORTE, P.C.
6713 N. OLIPHANT AVE.
CHICAGO, ILLINOIS 60631

MAIL TO:

Lindian Properties LLC
c/o Integrus Realty Group LLC
2539 W. Peterson Ave
Chicago, IL 60659

SEND SUBSEQUENT TAX BILLS TO:

Lindian Properties LLC
c/o Integrus Realty Group LLC
2539 W. Peterson Ave
Chicago, IL 60659

REAL ESTATE TRANSFER TAX 01-Aug-2016



CHICAGO: 2,748.75
CTA: 1,099.50
TOTAL: 3,848.25 *

25-22-303-001-0000 | 20160701638841 | 0-861-512-512

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

REAL ESTATE TRANSFER TAX 01-Aug-2016



COUNTY: 183.25
ILLINOIS: 366.50
TOTAL: 549.75

25-22-303-001-0000 | 20160701638841 | 1-398-383-424

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LEGAL DESCRIPTION

Order No.: 15NW7118651NS

For APN/Parcel ID(s): 25-22-303-001 and 25-22-303-002

PARCEL 5:

LOTS 2, 3, 4 AND 5 IN WINEGAR'S RESUBDIVISION OF LOTS 34 TO 38 INCLUSIVE IN BLOCK 5 IN KENSINGTON, A SUBDIVISION OF THE SOUTHWEST 2/3 OF AN ACRE (LYING WEST OF THE ILLINOIS CENTRAL RAILROAD) OF THE NORTH 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 22 AND LOTS 1 AND 4 IN ASSESSOR'S SUBDIVISION OF THE NORTH 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 22, NORTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office