

UNOFFICIAL COPY



WARRANTY DEED

15NW7118651N5
CUB 10 of 20
C

Doc#: 1621434200 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/01/2016 01:36 PM Pg: 1 of 3

THE GRANTOR,
7250 South Shore 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
Lindran 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) 21-30-107-022-0000

Address of Real Estate: 7250 S. Shore Drive, Chicago, Illinois 60649

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

7250 South Shore Holdings, LLC, an Illinois limited liability company,
by Michel Ruiz, it's Managing Member

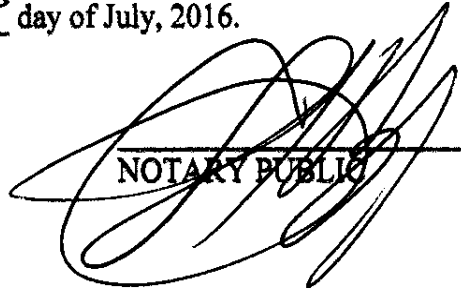
Stamp: S P S SC INT with handwritten numbers 3 and 1

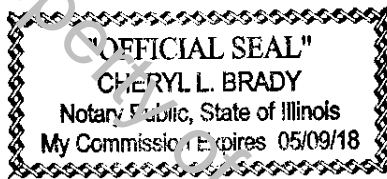
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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, Do HEREBY CERTIFY that Michel Ruiz, personally known to me to be the Managing Member of 7250 South Shore Holdings, LLC, an Illinois 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 LACORRE, P.C.
6713 N. OLIPHANT AVE.
CHICAGO, ILLINOIS 60631

MAIL TO:

LINDRAN PROPERTIES LLC
c/o INTEGRUS REALTY GROUP LLC
2539 W. PETERSON AVE.
CHICAGO, IL 60659

SEND SUBSEQUENT TAX BILLS TO:

LINDRAN PROPERTIES LLC
c/o INTEGRUS REALTY GROUP LLC
2539 W. PETERSON AVE.
CHICAGO, IL 60659

REAL ESTATE TRANSFER TAX 01-Aug-2016



CHICAGO: 8,925.00
CTA: 3,570.00
TOTAL: 12,495.00 *

21-30-107-022-0000 | 20160701638857 | 0-821-502-784

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

REAL ESTATE TRANSFER TAX

01-Aug-2016



COUNTY: 595.00
ILLINOIS: 1,190.00
TOTAL: 1,785.00

21-30-107-022-0000 | 20160701638857 | 1-737-335-616

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LEGAL DESCRIPTION

Order No.: 15NW7118651NS

For APN/Parcel ID(s): 21-30-107-022-0000

PARCEL 10:

THE SOUTH 50 FEET OF LOT 103 IN DIVISION NUMBER 3 IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION ONE IN WESTFALL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office