

# UNOFFICIAL COPY



## WARRANTY DEED

### ILLINOIS STATUTORY

Doc#: 1622810052 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/15/2016 12:29 PM Pg: 1 of 2

#### THIS INSTRUMENT WAS PREPARED BY:

JOSEPH D. PALMISANO  
19 S. LASALLE STREET, SUITE 900  
CHICAGO, ILLINOIS 60603

#### MAIL TO:

THOMAS RUDBECK  
405 N. WABASH AVENUE, #P2N  
CHICAGO, ILLINOIS 60611

#### NAME/ADDRESS OF TAXPAYER:

EAST SEVENTY-NINTH STREET LLC  
405 N. WABASH, SUITE P2N  
CHICAGO, ILLINOIS 60611

RECORDER'S STAMP

THE GRANTOR, 7308 SOUTH CRANDON, LLC, an Illinois limited liability company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in 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, CONVEYS and WARRANTS to EAST SEVENTY-NINTH STREET LLC, an Illinois limited liability company, 405 N. Wabash, Suite P2N, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 1 AND 2 IN GEORGE G. MCROY'S SUBDIVISION OF LOTS 5 TO 7 IN THE EAST 1/2 OF LOTS 8 AND 13 AND LOTS 14 AND 15 IN BLOCK 5 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-25-218-017-0000

Commonly Known as: 7308 S. CRANDON AVENUE, CHICAGO, ILLINOIS 60649

**SUBJECT TO:** covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2016 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager this 29 day of July, 2016.

*Dissolved  
entity winding up.*

7308 SOUTH CRANDON, LLC,  
an Illinois limited liability company

By: [Signature]  
Justin T. Foxx, Manager

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SC  
INT

*Box 334  
ctt  
we*

REAL ESTATE TRANSFER TAX	15-Aug-2016
CHICAGO:	5,437.50
CTA:	2,175.00
TOTAL:	7,612.50

20-25-218-017-0000 | 20160701637608 | 0-065-352-512

REAL ESTATE TRANSFER TAX	15-Aug-2016
COUNTY:	362.50
ILLINOIS:	725.00
TOTAL:	1,087.50

20-25-218-017-0000 | 20160701637608 | 0-854-143-808

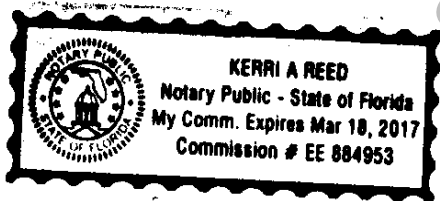
\* Total does not include any applicable penalty or interest due.

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State of FL )  
 ) SS.  
County of Lee )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Justin T. Foxx, as Manager of **7308 SOUTH CRANDON, LLC, an Illinois limited liability company**, 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, sealed, and delivered the said instrument as his free and voluntary act, and the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and official seal this 29 day of JULY, 2016.



*Kerri A Reed*

Notary Public

COOK County Clerk's Office