

FIRST AMERICAN TITLE
FILE # 1767549

WARRANTY DEED
ILLINOIS STATUTORY



Doc#: 1623134008 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/18/2016 08:35 AM Pg: 1 of 4

MAIL TO:

Nicholas Geroulis
Attorney at Law
613 W. Loop St
Chicago IL 60616

NAME & ADDRESS OF TAXPAYER

SIM Properties LLC
9526 Lawndale
Evanston, Illinois 60203

THE GRANTORS **Laura Manrique** and **Kristy Schneider**, a married couple, residing at 927 W. Sunnyside Ave, Unit 3S, Chicago, Illinois 60640, for and in consideration of TEN and 00/100 DOLLARS, and other good and VALUABLE CONSIDERATION in hand paid, CONVEY(S) AND WARRANT(S) to **SIM Properties LLC**, a limited liability company, located at 9526 Lawndale, Evanston, Illinois 60203, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Hereby releasing and waiving all rights under and by any virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises unto the party of the second part forever, as FEE SIMPLE.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements if any.

Permanent Index Number(s): **14-17-226-024-1020**

Commonly Known As: **927 W. Sunnyside Ave, Unit 3S, Chicago, Illinois 60640**

Dated this 9th day of August, 2016

GRANTORS

KRISTY SCHNEIDER

LAURA MANRIQUE

REAL ESTATE TRANSFER TAX		17-Aug-2016	
	COUNTY:	134.75	
	ILLINOIS:	269.50	
	TOTAL:	404.25	
14-17-226-024-1020 20160801645059 0-525-726-528			

REAL ESTATE TRANSFER TAX		17-Aug-2016	
	CHICAGO:	2,021.25	
	CTA:	808.50	
	TOTAL:	2,829.75 *	
14-17-226-024-1020 20160801645059 0-103-936-832			

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

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT 927-3S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS IN THE 921-927 W. SUNNYSIDE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0313627087, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-17-226-024-1020 Vol. 0478

Property Address: 921-27 Sunnyside 927 3S, 927 3S, Chicago, Illinois 60640

Property of Cook County Clerk's Office