

UNOFFICIAL COPY

24085 192

WARRANTY DEED
(LLC to Individual)



Doc#: 1626055018 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/16/2016 09:52 AM Pg: 1 of 2

PRECISION TITLE

Above Space for Recorder's use only

P7C 24085

THE GRANTOR, **SCS THOMAS STREET PROPERTIES, LLC**, an Illinois limited liability company, having an address at 1336 Basswood Road, Schaumburg, IL 60173, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEES, **JUAN CARLOS ^{FRIAS} AND ~~KATHIE~~ ^{KATHYNE E. FRIAS, 2613 W Thomas St Chicago}** all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 2 IN BLOCK 4 IN WATRISS' SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 115 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **16-01-409-018-0000**
Address of Real Estate: **2613 W. THOMAS STREET, CHICAGO, IL 60622**

Subject to (i) all declarations, covenants, conditions, restrictions, agreements and other limitations of record; (ii) all current, non-delinquent real estate taxes and assessments; and (iii) all highways, building lines, easements and other matters which would be disclosed by an accurate survey and physical inspection of the Real Estate.

THIS IS NOT HOMESTEAD PROPERTY.

Dated this day of **SEPTEMBER 6**, 2016

SCS THOMAS STREET PROPERTIES, LLC

By: *Dennis P. Lynde*
Dennis P. Lynde, Manager

UNOFFICIAL COPY

STATE OF ILLINOIS

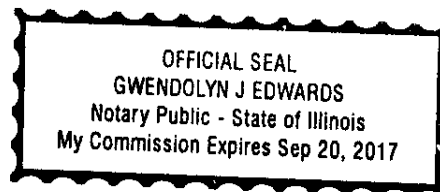
ss.



COUNTY OF COOK


I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that **DENNIS P. LYNDE**, personally known to me to be one of the **MANAGERS** of **SCS THOMAS STREET PROPERTIES, LLC**, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that, as such **DENNIS P. LYNDE** and **MANAGER**, he signed and delivered the said instrument and caused the company seal of said corporation to be affixed thereto, pursuant to authority given by the directors of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this day of **SEPTEMBER 6**, 2016.

Gwendolyn J. Edwards
Notary Public



REAL ESTATE TRANSFER TAX		09-Sep-2016
	COUNTY:	207.50
	ILLINOIS:	415.00
	TOTAL:	622.50
16-01-409-018-0000 20160901655032 1-307-106-112		

REAL ESTATE TRANSFER TAX		09-Sep-2016
	CHICAGO:	3,112.50
	CTA:	1,245.00
	TOTAL:	4,357.50 *
16-01-409-018-0000 20160901655032 0-074-111-808		
* Total does not include any applicable penalty or interest due.		

Prepared By:

David Gearhart
Attorney at Law
1701 E. Woodfield Rd. #925
Schaumburg, IL 60173

Mail Deed To:

James J. Bromberek
Heitz & Bromberek, Ltd.
300 E 5th Ave., Suite 380
Naperville, IL 60563

Name & Address of Taxpayer:

Juan Carlos and Katie Frias
2613 W. Thomas St,
Chicago, IL 60622