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Doc# 1627910068 Fee \$42.00 RHSP Fee:\$9.00RPRF Fee \$1.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 10/05/2016 12:37 PM Pg: 1 of 3

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WARRANTY DEED

GRANTOR, 1500 S. Rockwell, LLC, an Illinois limited liability company located in the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to Nidia Rivera, a single woman ("Grantee"), of the City of Chicago, State of Illinois, to have and to hold the said premises, the following described Real Estate situated in the City of Chicago, in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO

SUBJECT TO: (1) real estate taxes not y(t due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances, including without limitation building line restrictions; (4) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the property as a residential dwelling; (5) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (6) liens and other matters as to which the Title Insurer commits to 174'S OFFICE insure Grantee against loss or damage

Permanent Tax Index Number: 19-25-232-009-0000

Property Address: 7422 S Rockwell Street Chicago, Illinois 60629

This is not Homestead Property

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager to be effective as of the 30th day of September, 2016.

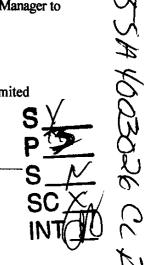
REAL ESTATE TRANSFER TAX		30-Sep-2016
	CHICAGO:	1,290.00
	CTA:	516.00
	TOTAL:	1,806.00 *
19-25-232-009-000	00 20160901664590	1-142-449-984

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX 30-Sep-2016 COUNTY: 86.00 ILLINOIS: 172.00 TOTAL: 258.00 19-25-232-009-0000 20160901664590 | 1-277-433-664

7400 S. Rockwell, LLC, an Illinois Limited Liability Company

Name: Eliyahu Stefansky Title: Manager



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State of County of

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Eliyahu Stefansky, personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed to Nidia Rivera, as Manager, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purpose therein set forth.

Giv n under my hand and official seal, this 30th day of September, 2016

This document was prepared by:

Jeffrey L. Bra Attorney at Lay 123 Old Barn Ct Buffalo Grove, Il 60089

DEBRA A JUNG Notary Public - State of Illinois My Commission Expires Sep 26, 2017

OFFICIAL SEAL

Notary Public

Send subsequent tax bills to:

7722 S. Rockwell St.

icago, IL 60629

Upon Recording Return Deed to:

2000, 21 600.
.: Nidia Rivera

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LEGAL DESCRIPTION

15SA4003026CLP Order No.:

LOT 9 IN THE FINAL PLAT OF SUBDIVISION OF MARQUETTE VILLAGE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 2007 AS DOCUMENT NO. 0711322000, IN COOK COUNTY, ILL NOIS.

TECNORY OF COOK COUNTY CLORK'S OFFICE