

# UNOFFICIAL COPY



Doc# 1627910068 Fee \$42.00  
RHSP Fee: \$9.00 RPRF 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, 7400 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 yet 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 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 30<sup>th</sup> day of September, 2016.

REAL ESTATE TRANSFER TAX		30-Sep-2016
	CHICAGO:	1,290.00
	CTA:	516.00
	TOTAL:	1,806.00 *

19-25-232-009-0000 | 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

By:   
Name: Eliyahu Stefansky  
Title: Manager

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SC  
INT

155A4003026 CC P2016  
CTIC

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State of IL  
 County of Cook ss

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.

Given under my hand and official seal, this 30<sup>th</sup> day of September, 2016

This document was prepared by:

Jeffrey L. Brand  
 Attorney at Law  
 123 Old Barn Ct  
 Buffalo Grove, IL 60089

Notary Public

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

Send subsequent tax bills to:

7422 S. Rockwell St.  
Chicago, IL 60629  
Attn: Nidia Rivera

Upon Recording Return Deed to:

7422 S. Rockwell St.  
Chicago, IL 60629  
Attn: Nidia Rivera

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## LEGAL DESCRIPTION

**Order No.:** 15SA4003026CLP

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, ILLINOIS.

Property of Cook County Clerk's Office