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Doc#: 1629408010 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/20/2016 08:59 AM Pg: 1 of 3

Dec ID 20161001670670
ST/CO Stamp 0-430-321-472 ST Tax \$800.00 CO Tax \$400.00
City Stamp 1-318-072-128 City Tax: \$8,400.00

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Book 111

This Instrument Prepared By:

Rachel D. Wanroy, Esq.
Burke, Warren, MacKay &
Serritella, P.C.
330 North Wabash Avenue
Suite 2100
Chicago, Illinois 60611-3607

Upon Recordation Return to:

LEONARD LITWIN
Sheldon Hodges & Associates
205 W. Randolph, Ste 1410
Chgo, IL 60601

WARRANTY DEED

THE GRANTOR, MICHAEL VIRGIL AS SUCCESSOR TRUSTEE OF THE LAVERNE M. BROWNSEY LIVING TRUST DATED MAY 23, 1979, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to M.A.S.S. HOLDINGS, LLC, an Illinois limited liability company, having an address of 6229 N. Western Ave. Chicago, IL 60659-2817, the GRANTEE, all interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

LOTS 38, 39 and 40 IN BLOCK 6, IN FRED W. BRUMMELL AND CO.'S LINCOLN BRYN-MAWR WESTERN SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼ LYING EASTERLY OF LINCOLN AVENUE, OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 13-12-209-024; 13-12-209-~~205~~-025; 13-12-209-026

COMMON ADDRESS OF PROPERTY: 5544 North Western Avenue, Chicago, Illinois

SUBJECT TO the Permitted Exceptions attached hereto as Exhibit A.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois

[SIGNATURE PAGE FOLLOWS]

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Dated as of the 17th day of October, 2016.

Michael Virgil
MICHAEL VIRGIL,
 not personally, but as Successor Trustee of the
 Laverne M. Brownsey Living Trust Dated May 23, 1979

STATE OF ILLINOIS)
) SS:
 COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that **MICHAEL VIRGIL**, not personally, but as Successor Trustee of the Laverne M. Brownsey Living Trust Dated May 23, 1979, personally known to me or proven 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 said instrument as his free and voluntary act as Successor Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 17 day of October, 2016.

Michelle G. Haynes
 Notary Public
 My Commission Expires: 04/10/19



Mail Future Tax Bills to:
 M.A.S.S. Holdings, LLC
 6229 N. Western Ave.
 Chicago, IL 60659-2817

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EXHIBIT A

PERMITTED EXCEPTIONS

1. General real estate taxes not delinquent;
2. Memorandum of Installment Agreement for Warranty Deed dated as of October 10, 2005 and recorded with the Cook County, Illinois Recorder of Deeds on October 12, 2005 as Document Number 0528526139;
3. Amendment to Memorandum of Installment Agreement dated as of October 28, 2010 and recorded with the Cook County, Illinois Recorder of Deeds on November 8, 2010 as Document Number 1031233096;
4. Matters arising from acts of Grantee or parties claiming by, through or under Grantee.