

WARRANTY DEED  
STATUTORY (ILLINOIS)

UNOFFICIAL COPY



Doc# 1633733004 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/02/2016 09:55 AM PG: 1 OF 3

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The GRANTOR, RCN Capital, LLC, a Connecticut Limited Liability Company, of the County of Hartford, State of Connecticut, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to the Grantee:

Mary Smith, *A SINGLE WOMAN*

The following described real estate:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Tax Index Number: 19-13-431-027-0000

Property Address: 6234 S Western Ave, Chicago, IL 60636

- SUBJECT TO:
- (a) general real estate taxes not due and payable at the time of closing;
  - (b) applicable zoning and building laws and ordinances,
  - (c) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased residence,
  - (d) acts done or suffered by Grantee or anyone claiming through Grantee,
  - (e) utility easements, whether recorded or unrecorded,
  - (f) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser.

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

Dated: 11/17/16

**BOX 15**

FIDELITY NATIONAL TITLE CH1100304103

RCN Capital, LLC, a Connecticut Limited Liability Company

*303*

BY: *[Signature]*  
Jeffrey Tesch

ITS: *Managing Director*  
Managing Director

REAL ESTATE TRANSFER TAX		23-Nov-2016
	CHICAGO:	450.00
	CTA:	180.00
	TOTAL:	630.00 *

19-13-431-027-0000 | 20161101684510 | 0-374-157-504

REAL ESTATE TRANSFER TAX		23-Nov-2016
	COUNTY:	30.00
	ILLINOIS:	60.00
	TOTAL:	90.00

19-13-431-027-0000 | 20161101684510 | 0-733-327-552

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

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STATE OF CONNECTICUT )

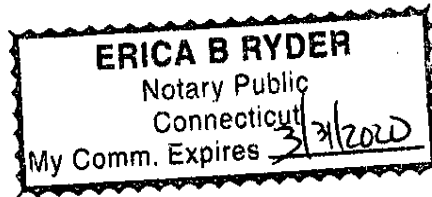
COUNTY OF HARTFORD )

ss. South Windsor

I, Erica B Ryder a notary public in and for and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey Tesch is personally known to me 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17 day of November, 2016

Erica B Ryder  
Notary Public



Mail tax bill to:

Mary Smith  
6319 S. Laflin, Apt 3  
Chicago, IL 60696

Mail recorded deed to:

Craig Bizar  
Bizar & Doyle, LLC  
123 W. Madison, Ste 205  
Chicago, IL 60602

Prepared By:

Craig Bizar  
Bizar & Doyle, LLC  
123 W. Madison, Ste 205  
Chicago, IL 60602

Property of Cook County Clerk's Office

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SCHEDULE A  
PROPERTY DESCRIPTION

LOT 14 IN BLOCK 8 COBE AND MCKINNON'S 63<sup>RD</sup> STREET SUBDIVISION OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 13 AND THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 6234 South Western Avenue, Chicago, Illinois 60636  
PIN# 16-13-431-027-0000

Property of Cook County Clerk's Office