

82 12/11  
UNOFFICIAL COPY

Doc#: 1634155082 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/06/2016 11:18 AM Pg: 1 of 3

Dec ID 20161101687111  
ST/CO Stamp 0-010-170-560 ST Tax \$200.00 CO Tax \$100.00  
City Stamp 1-275-332-800 City Tax: \$2,100.00

THIS DEED WAS PREPARED BY:  
Matthew Brotschul  
Brotschul Potts LLC  
30 N. LaSalle, Unit 1402  
Chicago, Illinois 60602

WARRANTY DEED

THIS WARRANTY DEED, made effective as of December 2, 2016 from **Dennis Lapidus d/b/a MBI Leasing**, having an address of 55 E Erie St, Chicago, IL 60611 ("Grantor"), to **Josette Weber, a married woman, and Mario Weber, a single man, as joint tenants and not as tenants in common**, having an address of 4747 S Pulaski Rd, Chicago, IL 60632 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever. The Real Property does not constitute homestead property.

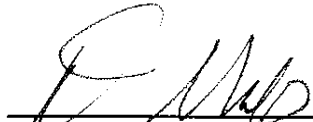
And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and with its successors and assigns, that it has not done or suffered to be done anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations or record and otherwise.

*[Signatures on Following Page]*

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IN WITNESS WHEREOF, Grantor has signed this Warranty Deed as of the day and year first above written.

GRANTOR:

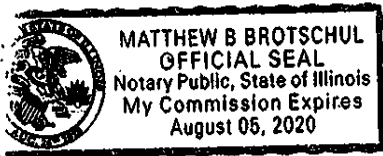
  
\_\_\_\_\_  
Dennis Lapidus

## ACKNOWLEDGEMENT

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF Cook            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, *Dennis Lapidus*, an individual, appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act.

Given under my hand and notarial seal this 31<sup>st</sup> day of December, 2016.



\_\_\_\_\_  
Notary Public

My commission expires on \_\_\_\_\_, \_\_\_\_\_

Property of Cook County Clerk's Office

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## EXHIBIT A

LOTS 201 TO 210, BOTH INCLUSIVE, IN BLOCK 5 IN L.A. CUMMING'S SUBDIVISION OF BLOCKS 2 AND 7, BLOCKS 3 AND 6 (EXCEPT THE EAST 340 FEET THEREOF) AND LOTS 1 AND 2 OF BLOCK 5, ALL IN SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2300 West 63rd Street, Chicago, IL 60636

PIN: 20-18-311-037-0000

When recorded return to  
And all future tax bills shall be sent to:

MICHAEL J. COZZI, P.C.  
215 N. ARLINGTON HEIGHTS RD.  
SITE 203  
ARLINGTON HEIGHTS, IL 60004

Proprietary  
Cook County Clerk's Office