

**GIT**

# UNOFFICIAL COPY

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WARRANTY DEED  
ILLINOIS STATUTORY  
LIMITED LIABILITY COMPANY

Doc#: 1635108083 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/16/2016 01:47 PM Pg: 1 of 3

Dec ID 20161201688218  
ST/CO Stamp 0-813-101-248 ST Tax \$60.00 CO Tax \$30.00  
City Stamp 1-719-298-240 City Tax: \$630.00

Property of Cook County Clerk's Office

THE GRANTOR, Chicago Land & Title, LLC - Series II, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to 627 E BOWEN, LLC, an Illinois limited liability company, of 4630 S. Cottage Grove Ave., Chicago, IL 60653 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

This is NOT Homestead Property.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies, if any, visible private and public roads and easements therefor; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through Purchaser; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable.

Permanent Real Estate Index Number(s): 20-03-218-012-0000



Address(es) of Real Estate: 627 E. Bowen Ave.  
Chicago, IL 60653


In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this:

9<sup>th</sup> day of December, 20 16

Chicago Land & Title, LLC - Series II

By:   
David M. Fleishman, Manager

REAL ESTATE TRANSFER TAX		13-Dec-2016
	COUNTY:	30.00
	ILLINOIS:	60.00
	TOTAL:	90.00
20-03-218-012-0000   20161201688218   0-813-101-248		

REAL ESTATE TRANSFER TAX		13-Dec-2016
	CHICAGO:	450.00
	CTA:	180.00
	TOTAL:	630.00 *
20-03-218-012-0000   20161201688218   1-719-298-240		

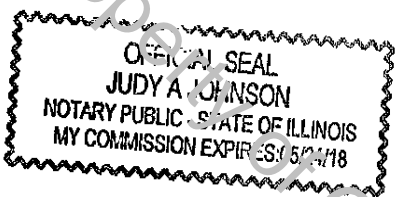
\* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that David M. Fleishman, personally known to me to be the Manager of the Chicago Land & Title, LLC - Series II and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such David M. Fleishman signed delivered the said instrument, pursuant to authority given by the Members of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 9<sup>th</sup> day of December, 2016.



Judy A. Johnson  
Notary Public

Prepared by:  
John D. Cummins, Jr.  
77 W. Washington Suite 1115  
Chicago, IL 60602

Mail to:  
Marcelo N. Pappas  
Bronson & Kahn LLC  
150 North Wacker Drive  
Suite 1400  
Chicago, Illinois 60606

Name and Address of Taxpayer:  
627 E Bowen, LLC  
c/o J.L. Construction, Inc.  
4630 S. Cottage Grove  
Chicago, Illinois 60653

COOK County Clerk's Office

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## Exhibit "A" – Legal Description

**LOT 15 IN RICE AND VALENTINE'S SUBDIVISION OF LOTS 11 TO 20  
INCLUSIVE IN DOBBIN'S SUBDIVISION OF THE NORTH 1/2 OF THE  
SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38  
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.**

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