

# UNOFFICIAL COPY



Chicago Title Insurance Company

## SPECIAL WARRANTY DEED

Doc#: 1636419015 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/29/2016 09:17 AM Pg: 1 of 5

Dec ID 20161201696139  
ST/CO Stamp 1-847-654-592 ST Tax \$320.00 CO Tax \$160.00  
City Stamp 1-409-792-192 City Tax: \$3,360.00

MAIL TO: RAVENSWOOD  
TITLE COMPANY, LLC  
319 W. ONTARIO ST. #200  
CHICAGO, IL 60654

AG1622712 IL

**THIS INDENTURE** made this ninth day of December, 2016, between 2316 N PARKSIDE LLC, a Delaware limited liability company, of the City of Vista, County of San Diego, State of California, party of the first part, and ANGEL S. CALDERON GAVILANES and GINA M. ARGUELLO BERRONES, Husband and Wife, as Tenants by the Entirety, of the City of Chicago, State of Illinois, parties of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said parties of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Legal Description attached hereto as Exhibit A.

**SUBJECT TO:** Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.


Permanent Real Estate Index Number(s): 13-32-206-035-0000  
Address(es) of Real Estate: 2316 N. Parkside, Chicago, IL 60639

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said parties of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said parties of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, **WILL WARRANT AND FOREVER DEFEND.**

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 present by its Designated Agent, the day and year first above written.

2316 N. PARKSIDE LLC, A Delaware limited liability company

  
By Benjamin Staker, its duly authorized agent

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**STATE OF ILLINOIS  
COUNTY OF COOK ss.**

I, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BENJAMIN STAKER, 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 as such Agent he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of December, 2016.



*David Fintz*  
\_\_\_\_\_  
(Notary Public)

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**Prepared By:** David J. Fintz, 33 N. LaSalle Street, Suite 3200, Chicago, IL 60602

**Mail To:**  
Robert Phillip Ward  
4211 W. Irving Park Road  
Chicago, IL 60641 *cc*

**MAIL TO: RAVENSWOOD  
TITLE COMPANY, LLC  
319 W. ONTARIO ST. #200  
CHICAGO, IL 60654**

**Name & Address of Taxpayer:**  
Gina M. Arguello Berrones  
Angel S. Calderon Gavilanes  
2316 N. Parkside Avenue  
Chicago, IL 60639

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

23-Dec-2016



**CHICAGO:**

2,400.00

**CTA:**

960.00

**TOTAL:**

3,360.00

13-32-206-035-0000 | 20161201696139

1-409-792-192

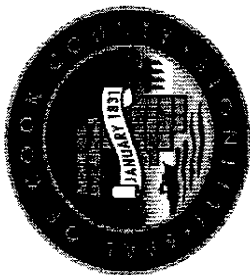
\* Total does not include any applicable penalty or interest due.

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**REAL ESTATE TRANSFER TAX**

23-Dec-2016



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

160.00  
320.00  
480.00

13-32-206-035-0000

20161201696139

1-847-654-592

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## EXHIBIT A

LOT 35 IN BLOCK 1 IN GRAND AVENUE SUBDIVISION, A SUBDIVISION OF BLOCKS 2, 3, AND 4 OF COMMISSIONERS' SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF GRAND AVENUE IN CHICAGO IN COOK COUNTY, ILLINOIS.

PIN: 13-32-206-035-0000

Property of Cook County Clerk's Office