

UNOFFICIAL COPY

WARRANTY DEED

Doc # 1701918069



Doc# 1701918069 Fee \$40.00

SHSP FEE: \$9.00 RPRF FEE: \$1.00

CAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/19/2017 11:29 AM PG: 1 OF 2

The GRANTOR, Straight-A Properties, LLC, an Illinois Limited Liability Company, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS and WARRANTS unto, John Vergara, Jr., Single Man (GRANTEE), all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 902 IN SOUTHWEST HIGHLANDS AT 79TH AND KEDZIE UNIT NO. 3, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT STREETS HERETOFORE DEDICATED) IN COOK COUNTY, ILLINOIS

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; building lines and use or occupancy restrictions, zoning laws and ordinances; and general real estate taxes for 2016 and subsequent years

Hereby releasing and waiving all rights thereunder by virtue of the Homestead Laws of the State of Illinois. To have and to hold said property forever.

Address of Real Estate: 7935 S TRUMBULL AVENUE, CHICAGO, ILLINOIS 60652

Permanent Real Estate Index Number: 19-35-203-017-0000

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed this 17 day of January, 2017.

GRANTOR: Straight-A Properties, LLC

By: Michael Applegate, Jr. Its Managing Member

REAL ESTATE TRANSFER TAX		19-Jan-2017
	CHICAGO:	1,095.00
	CTA:	438.00
	TOTAL:	1,533.00 *

REAL ESTATE TRANSFER TAX		19-Jan-2017
	COUNTY:	73.00
	ILLINOIS:	146.00
	TOTAL:	219.00

19-35-203-017-0000 | 20170101601729 | 0-009-727-168

19-35-203-017-0000 | 20170101601729 | 1-236-954-304

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

CCRD REVIEWER

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State of ILLINOIS)

Mh DuPape
County of Cook ss. NOTARY

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Michael Applegate, Jr. Managing Member of Straight-A* Properties, LLC., an Illinois Limited Liability Company personally known to me to be the same people whose names are 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, including the release and waiver of the right of homestead.

Given under my hand and seal, this 17th day of January, 2017. Commission expires.

Maggie Makswiej

(Notary Public)

This instrument was prepared by:

Lisa V. Rogers, Esq.

36 W. Randolph Street, Suite 800

Chicago, IL 60601



MAIL RECORDED INSTRUMENT TO:

Atty Linda Bal
207 N. Walnut
Itasca, IL 60143

SEND SUBSEQUENT TAX BILLS TO:

John Vergara Jr.
7935 S. Trumbull Ave
Chicago, IL 60652