

UNOFFICIAL COPY

Doc#: 1702649085 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/26/2017 09:46 AM Pg: 1 of 2

WARRANTY DEED (Illinois)

THIS DEED is made as of the \$ 10 day of
December, 20 16, by and between

MARTHA F RODRIGUEZ ✓

("Grantor," whether one or more),

and

KANTIPUR GROUP, LLC ✓

Of 1633 W. North Ave, Chicago, IL

A(n) Illinois Limited Liability Company

("Grantee," whether one or more).

Chicago Title Corporation
830 N. Jackson Blvd., Ste. 320
Chicago, IL 60607

714731 ←

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 6 IN J.W. HAMBLETON'S SUBDIVISION OF BLOCK 6 OF JOHNSON SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-36-421-002-0000 (VOL: 531) ✓

ADDRESS: 1747 N ROCKWELL ST., CHICAGO, IL 60647 ✓

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, 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 Grantee, his heirs and assigns forever.

RE-SALE DEED RESTRICTION

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$138,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his 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 encumbered 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, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes

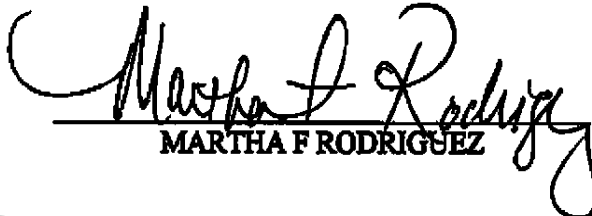
UNOFFICIAL COPY

for the year 2016 and subsequent years.

COMMONLY KNOWN AS: 1747 N ROCKWELL ST., CHICAGO, IL 60647

P.I.N.: 13-36-421-002-0000 (VOL: 531)

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 8th day of December, 2016.


MARTHA F RODRIGUEZ

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

Mail To: Forest Rose LLC, Dunton Arlington Heights, IL 60005

Send Tax Bills To: KANTIPUR GROUP, LLC
1747 N ROCKWELL ST., CHICAGO, IL 60647

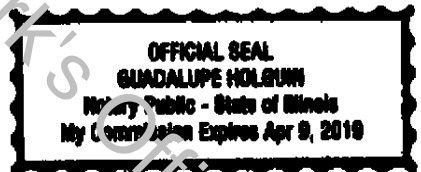
OR RECORDER'S OFFICE BOX NO. _____

STATE OF Illinois }
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that MARTHA F RODRIGUEZ is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of December, 2016.

Notary Public Guadalupe Holguin



My Commission Expires: April 9, 2019