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WARRANTY DEED Statutory Illinois



Doc# 1703806327 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/07/2017 01:19 PM PG: 1 OF 2

Above Space for Recorder's use only

THE GRANTOR **15TH AVENUE PROPERTIES LLC**, an Illinois limited liability company, having its principal place of business at 2600 Wynncrest Drive, Long Grove, Illinois 60047, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEEES, **RAYMUNDO GINEZ** and **NATALIA GINEZ**, husband and wife, both of the City of Berwyn, County of Cook, State of Illinois, not as tenants in common, or as joint tenants, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

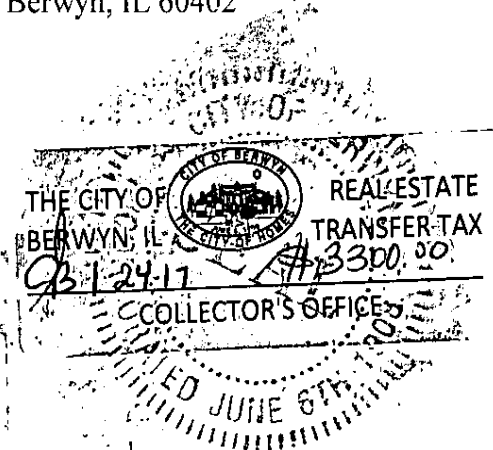
LOTS 11 AND 12 IN BLOCK 12 IN BERWYN, A SUBDIVISION OF BLOCKS 4, 5, 12, 13, 20, 21, 28, 29, 34, 35, 36 AND 39 IN LAVERGNE, A SUBDIVISION OF THE NORTHWEST 1/4 AND THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF OGDEN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; building lines and easements; and general real estate taxes for the year 2016 and subsequent years.

THIS IS NOT A HOMESTEAD PROPERTY.

Property Index Number: 16-31-222-025-0000 & 16-31-222-026-0000
Commonly known as: 3322 Wesley Ave., Berwyn, IL 60402

After recording mail to:
Alima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070



REAL ESTATE TRANSFER TAX 07-Feb-2017



COUNTY: 165.00
ILLINOIS: 330.00
TOTAL: 495.00

16-31-222-025-0000 | 20170101605583 | 0-173-228-736

CCRD REVIEWER *RW*

16456
1072
NRD
2/01
9591

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 25 day of ~~December, 2015.~~ JANUARY 2017

15TH AVENUE PROPERTIES LLC,
an Illinois limited liability company

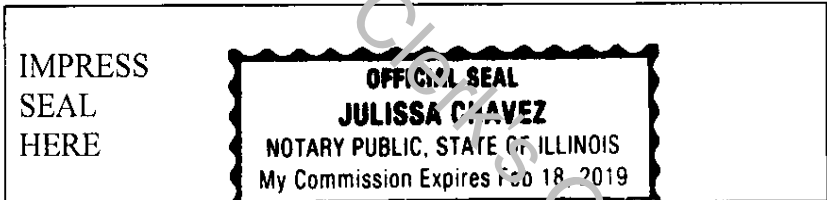
By: [Signature]
Name: _____
Its: _____

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 Chikoo Patel, personally known to me to be the Manager of 15TH AVENUE PROPERTIES LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as Manager he signed and delivered the said instrument as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of January, 2017.

Commission expires 2-18-19
[Signature]
NOTARY PUBLIC



This instrument prepared by Amin Law Offices, 1900 E. Golf Road – Suite 1120, Schaumburg, IL 60173

<u>Mail To:</u> Jaime Barragan Attorney at Law 3478 S. Archer Ave. Chicago, IL 60608	<u>Name and address of Taxpayer:</u> <u>B</u> <u>B</u> Raymundo Ginez and Natalia Ginez 3322 Wesley Ave. Berwyn, IL 60402
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