

This document was prepared by:
Dean W. Farley
Riordan, Fulkerson, Hupert & Coleman
30 N. LaSalle St., Suite 2630
Chicago, Illinois 60602



Doc# 1705534039 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/24/2017 11:39 AM PG: 1 OF 4

This space reserved for Recorders use only.

Permanent Tax Index Number:
17-06-422-032-0000

Property Address:
938 N. Wolcott Ave.
Chicago, IL 60622

2016120016

WARRANTY DEED

GRANTOR, David S. Vavra, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to North Wolcott LLC, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois ("Property"), to wit: *of 343 Ridge Rd. Suite C, Wilmette, IL 60091*

Lot 9 in Subdivision of the East 1/2 of Block 6 in Tousey Cockran Cram and Raymond's Subdivision of the West 1/2 of the Southeast 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

PIN: 17-06-422-032-0000

THE SUBJECT LAND IS COMMONLY KNOWN AS:
938 North Wolcott Avenue
Chicago, IL 60622

Together with all of Grantor's right, title and interest in the rights of way, tenements, hereditaments, easements and interests, if any, in any way belonging or appertaining to the Property, and all of Grantor's right, title and interest in and to all adjoining streets, alleys, roads, parking areas, curbs, curb cuts, sidewalks, landscaping, sewers and public ways and rights and interests relating to the Property. SUBJECT TO (if any): (1) covenants, conditions, and restrictions of records; (2) public and utility easements; (3) acts done by or suffered through Buyers; (4) all special governmental taxes or assessments confirmed and unconfirmed; (5) and general real estate taxes not yet due and payable at the time of Closing.

In Witness Whereof, Grantor has executed this Warranty Deed to be effective as of the 21st day of February, 2017.

By: David S. Vavra
David S. Vavra

RETURN TO:
Acquest Title Services, LLC
2800 W. Higgins Rd. # 180
Hoffman Estates, IL 60169

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

24-Feb-2017



COUNTY:	540.00
ILLINOIS:	1,080.00
TOTAL:	1,620.00

17-06-422-032-0000 | 20170201614640 | 1-079-418-048

REAL ESTATE TRANSFER TAX

24-Feb-2017



CHICAGO:	8,100.00
CTA:	3,240.00
TOTAL:	11,340.00 *

17-06-422-032-0000 | 20170201614640 | 0-764-845-248

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

UNOFFICIAL COPY

State of California)
) ss
County of Riverside)

See attached

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that David S. Vavra, Grantor, 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 he has signed, sealed and delivered the said instrument of his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this ____ day of February, 2017.

Notary Public

Upon recording return this instrument to:

North Wolcott LLC
343 Ridge Road, Suite C
Wilmette, IL 60091

Send subsequent tax bills to Grantees:

North Wolcott LLC
343 Ridge Road, Suite C
Wilmette, IL 60091

Property of Cook County Clerk's Office

UNOFFICIAL COPY

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On 2/14/17 before me, J. Sarpang

A Notary Public personally appeared David S. Vavra

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature J. Sarpang



(Seal)