

UNOFFICIAL COPY

WARRANTY DEED
STATUTORY (ILLINOIS)

Doc#: 1707217030 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/13/2017 11:38 AM Pg: 1 of 3

Dec ID 20170301622501
ST/CO Stamp 0-783-948-480 ST Tax \$275.00 CO Tax \$137.50
City Stamp 1-991-908-032 City Tax: \$2,887.50

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The GRANTOR, Evelina Rodriguez n/k/a Evelina Garcia, married, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to the Grantee:

Garp Development, Inc.

The following described real estate:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 2108 N. Bingham St., Chicago, IL 60647
Permanent Real Estate Tax Index Number: 13-36-233-014-0000

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing;
(b) applicable zoning and building laws and ordinances;
(c) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased residence,
(d) acts done or suffered by Grantee or anyone claiming through Grantee,
(e) utility easements, whether recorded/~~not recorded~~;
(f) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser.

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

Dated: 3/10/17

FIDELITY NATIONAL TITLE

CA17003059

BY: Evelina Garcia
Evelina Rodriguez n/k/a
Evelina Garcia

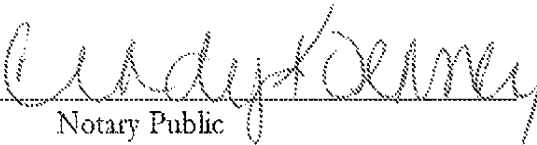
NOT HOMESTEAD PROPERTY

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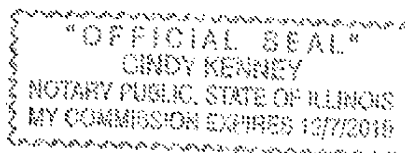
STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, _____ a notary public in and for and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY that Evelina Rodriguez n/k/a Evelina Garcia is 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10 day of March, 2017



 Notary Public



Mail tax bill to:

GARP DEVELOPMENT INC.
 23445 N. VALLEY RD.
 LAKE ZURICH, IL 60047

Mail recorded deed to:

Alex Demchenko
 Demchenko & Kashuba LLC
 120 N. LaSalle St., Ste. 2750
 Chicago, IL 60602

Prepared By:

Craig Bizar
 Bizar & Doyle, LLC
 123 W. Madison, Ste 205
 Chicago, IL 60602

REAL ESTATE TRANSFER TAX		13-Mar-2017
CHICAGO:		2,062.50
CTA:		825.00
TOTAL:		2,887.50 *
13-36-233-014-0000 20170301622501 1-991-908-032		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		13-Mar-2017
COUNTY:		137.50
ILLINOIS:		277.00
TOTAL:		414.50
13-36-233-014-0000 20170301622501 0-783-948-480		

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EXHIBIT A

Order No.: CH17003057

For APN/Parcel ID(s): 13-36-233-014-0000

For Tax Map ID(s): 13-36-233-014-0000

LOT 51 IN WHITE AND COLE'S RESUBDIVISION OF BLOCK 1 IN STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF MILWAUKEE AVENUE OR THE NORTHWEST PLANK ROAD IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office