

# UNOFFICIAL COPY

Doc#. 1713008087 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/10/2017 11:29 AM Pg: 1 of 2

Dec ID 20170401635470  
ST/CO Stamp 0-899-782-336 ST Tax \$550.00 CO Tax \$275.00  
City Stamp 0-537-409-216 City Tax: \$5,775.00

## Warranty Deed

### The Grantor,

#### 3049 IRVING, LLC.

an involuntarily dissolved  
Limited Liability Company,  
pursuant to a plan of dissolution,

for and in consideration of TEN (\$10.00) and no/100 Dollars, and other good and valuable considerations in hand paid, and pursuant to authority given by the Manager of said Limited Liability Company,

**CONVEYS AND WARRANTS to MY REA PROPERTIES, LLC, an Illinois Limited Liability Company, the following described real estate situated in the County of COOK, in the State of Illinois, to wit:**

**Lots 4, 5 and 6 in Block 3 in William E. Hatterman's Irving Park Boulevard Subdivision in the North west 1/4 of Section 24, Township 40 North Range 13, East of the Third Principal Meridian, in Cook County, Illinois.**

Subject to taxes for the year 2011 and subsequent years, building lines and easements of record, covenants, conditions and restrictions of record.

Permanent Real Estate Index Number: 13-24-102-004-0000, 13-24-102-015-0000,  
and 13-24-102-040-0000

Common Address: 3045-49 W. Irving Park Road, Chicago, IL 60618

Dated this 7<sup>th</sup> day of April, 2017

3049 IRVING LLC

BY: \_\_\_\_\_

Joe Matuschka

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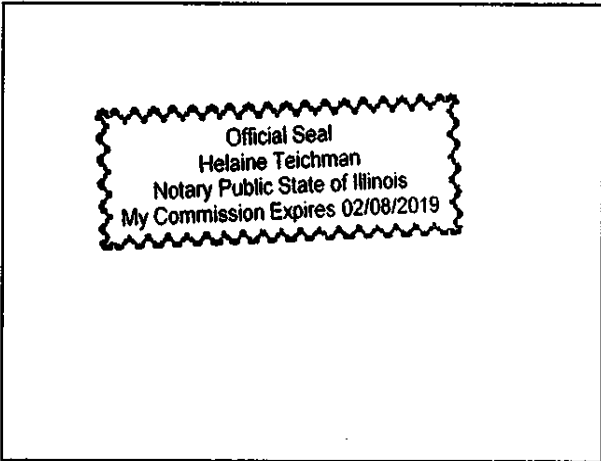
STATE OF Illinois )  
 ) SS  
County of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **JOE MATUSCHKA**, is personally known to me to be the Manager of 3049 IRVING, LLC an Illinois Limited Liability Company, and is personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager he signed, sealed and delivered the instrument, pursuant to the authority given by the members of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7 day of April, 2017

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires on 02/08, 2019



Prepared by: Harvey L. Teichman, Esq., 2300 N. Barrington Road, Suite 330, Hoffman Estates, IL 60169

**Mail to:**

Phillip I. Rosenthal, Esq.  
3700 W. Devon Ave Suite E  
Lincolnwood, IL 60712

**Send Subsequent Tax bills to:**

My REA Properties, LLC  
3045-49 W. Irving Park Road  
Chicago, IL 60618