

UNOFFICIAL COPY

After Recording Return to:

Phalanx Partners, LLC
300 S. Riverside Plaza, Suite 1650-A
Chicago, IL 60606

**WARRANTY DEED
Individual to
Individual**



1715239111D

Doc# 1715239111 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/01/2017 01:49 PM PG: 1 OF 2

1602 AS 72 N AEM
1075

(Space Above This Line for Recording Data)

THE GRANTOR, RICHARD C. GOODMAN, married to Kitzia Goodman, of 30 W. Oak, Unit 23A, Chicago, Illinois 60610, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, PHALANX PARTNERS, LLC, an Illinois limited liability company, of 300 S. Riverside Plaza, Suite 1650-A, Chicago, Illinois 60606, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 25 (EXCEPT THE SOUTH 98/100 OF A FOOT THEREOF) IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF THE BLOCK 41 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index No.: 14-33-304-031-0000

Address(es) of Property: 1928 N. Mohawk Avenue, Chicago, Illinois 60614

TO HAVE AND TO HOLD said premises in fee simple forever, SUBJECT only to: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of Closing

THIS PROPERTY IS NON-HOMESTEAD PROPERTY AS TO GRANTOR.

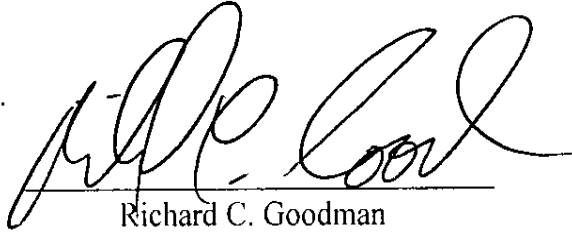
This Instrument Prepared by:
K. O. Meehan
Gould & Ratner LLP
222 N. LaSalle Street, Suite 800
Chicago, Illinois 60601

Send Subsequent Tax Bills to:
Phalanx Partners, LLC
300 S. Riverside Plaza, Suite 300
Chicago, Illinois 60606

JA

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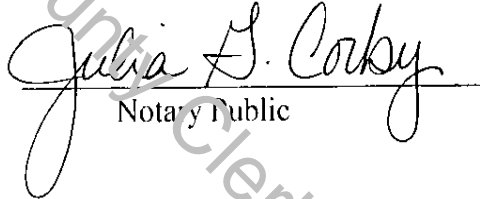
DATED this 15 day of May, 2017.


Richard C. Goodman

STATE OF ILLINOIS)
)
COUNTY OF Cook) ss.

I Julia G. Corby, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard C. Goodman, 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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of May, 2017.



Notary Public

My Commission Expires:

07-07-2019





4833-6660-3848, v. 1

REAL ESTATE TRANSFER TAX		01-Jun-2017
	CHICAGO:	22,500.00
	CTA:	9,000.00
	TOTAL:	31,500.00 *

14-33-304-031-0000 | 20170501664609 | 1-948-393-920

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

REAL ESTATE TRANSFER TAX		01-Jun-2017
	COUNTY:	1,500.00
	ILLINOIS:	3,000.00
	TOTAL:	4,500.00

14-33-304-031-0000 | 20170501664609 | 0-978-028-992