


UNOFFICIAL COPY

FIRST AMERICAN TITLE

FILE # 2855529
This instrument prepared by:

Kelly M. Greco, Esq.
Fox Rothschild LLP
353 N. Clark St., Suite 3650
Chicago, Illinois 60654



1717110024

Doc# 1717110024 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/20/2017 10:30 AM PG: 1 OF 5

and after recording return to:

~~3910 North Ashland LLC~~
~~3910 North Ashland LLC~~
~~3910 North Ashland LLC~~
~~Chicago, Illinois 60613~~

and send subsequent tax bills to:

Mark Isop and Clarisa Vela
3910 N. Ashland Ave.
Chicago, Illinois 60613

WARRANTY DEED

THIS WARRANTY DEED (this "Deed") is made as of this 7th day of June, 2017, by and between 3910 NORTH ASHLAND LLC, an Illinois limited liability company ("Grantor"), and MARK E. ISOP and CLARISA VELA, husband and wife, not as tenants in common and not as joint tenants but as tenants by the entirety (collectively, the "Grantee");

WITNESSETH, that said Grantor, in consideration of Ten and No/100s Dollars (\$10.00) in hand paid by Grantee, and other valuable consideration, receipt of which is hereby acknowledged, does hereby REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and its successors and assigns, FOREVER, all of Grantor's interest in and to the real property situated in the County of Cook, State of Illinois, to-wit (the "Property"):

Legal Description: See Exhibit A attached hereto and made a part hereof

Address of Property: 3910 N. Ashland Ave., Chicago, Illinois 60613

PIN(S): 14-19-208-036-0000

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the Property.

TO HAVE AND TO HOLD the Property as above described unto the Grantee forever.

SUBJECT only to the matters set forth in Exhibit B attached hereto (collectively, the "Permitted Exceptions").

S
P
S
SC
INT


UNOFFICIAL COPY

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that Grantor and its predecessors in interest have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that Grantor will WARRANT AND DEFEND, the said premises against all persons claiming, or to claim the same, by, through or under Grantor, subject only to the Permitted Exceptions.



IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the day and year first above written.

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		12 Jun-2017
	CHICAGO:	4,500.00
	CTA:	1,800.00
	TOTAL:	6,300.00
14-19-208-036-0000 20170601668796 0-343-273-920		

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

REAL ESTATE TRANSFER TAX		12-Jun-2017
	COUNTY:	300.00
	ILLINOIS:	600.00
	TOTAL:	900.00
14-19-208-036-0000 20170601668796 1-294-969-280		

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 19 (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 19 CONVEYED TO CITY OF CHICAGO FOR WIDENING NORTH ASHLAND AVENUE) IN BLOCK 1 IN H.C. BUECHNER'S SUBDIVISION OF BLOCK 1, IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS.

PIN: 14-19-208-036-0000

COMMON ADDRESS: 3910 N. Ashland Ave., Chicago, Illinois 60613

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. TAXES FOR THE YEARS 2016 AND 2017 ARE A LIEN BUT ARE NOT YET DUE AND PAYABLE. *2nd Instalment*
2. ANY EXCEPTIONS OR OTHER MATTERS ARISING BY, THROUGH, OR UNDER, OR OTHERWISE CAUSED BY GRANTEE.
3. RIGHTS OF PARTIES IN POSSESSION IN AND TO THE LAND PURSUANT TO UNRECORDED LEASES.

Property of Cook County Clerk's Office