### **UNOFFICIAL COPY**

# FIRST AMERICAN TITLE Filis it trument prepared by:

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

and after recording return to:

Charles The Sheet Shires Shires

and send subsequent) ax bills to:

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



.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

### <u>WARRANTY DEED</u>

THIS WARRANTY DEED (this "<u>Deed</u>") is made as of this <u>T</u> day of June, 2017, by and between 3910 NORTH ASHLAND LLC, an Illinois finited liability company ("<u>Grantor</u>"), 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 "<u>Grantee</u>");

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 oureof

Address of Property:

3910 N. Ashland Ave., Chicago, Illinois 60613

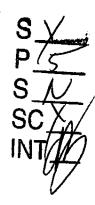
PIN(S):

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 <u>Exhibit B</u> attached hereto (collectively, the "<u>Permitted Exceptions</u>").



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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.

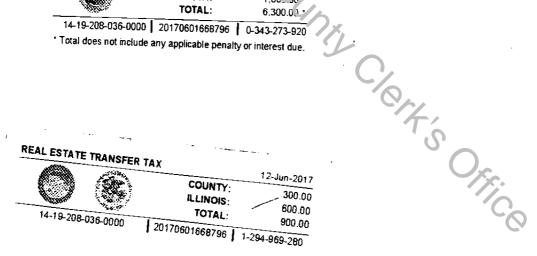
IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the day and year first above written.

[SIGNATURE PAGE FOLLOWS]

	SIGNATURE I	PAGE F
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REAL ESTATE TRANSFER T	AX 12	Jun-2 )17
CH		4.305.01
	CTA:	1,802.50
14.40.700.000.000	TOTAL:	6.300.03

14-19-208-036-0000 | 20170601668796 | 0-343-273-920

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



1717110024 Page: 3 of 5

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

#### **GRANTOR:**

3910 NORTH ASHLAND LLC, an Illinois limited liability company

By:

Name: Eric H. Delbridge

was

Title: Manager

STATE OF ILLINOIS

) ) SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eric H. Delbridge, the Manager of 3910 NORTH ASHLAND LLC, an Illinois limited liability company, personally known to the 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 own free and voluntary act, for the uses and purposes therein set forth, on behalf of the company.

Given under my hand and official seal this

day of

2017.

Notary Public

My Commission Expires:

3/28/2019

DAVID N TANNER Official Seal

Att.

Netary Public - State of Illinois My Commission Expires Mar 28, 2019

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#### **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

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### **EXHIBIT B**

### PERMITTED EXCEPTIONS

- 1. TAXES FOR THE YEARS 2016 AND 2017 ARE A LIEN BUT ARE NOT YET DUE AND PAYABLE.

  July Distaument
- 2. ANY EXCEPTIONS OR OTHER MATTERS ARISING BY, THROUGH, OR UNDER, OR OTHERWISE CAUSED BY GRANTEE.
- OF PARDED LEA 3. RIGHTS OF PARTIES IN POSSESSION IN AND TO THE LAND PURSUANT TO UNRECORDED LEASES.