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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1717115133 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/20/2017 11:25 AM Pg: 1 of 2

Dec ID 20170601673751
ST/CO Stamp 2-036-514-496 ST Tax \$1,140.00 CO Tax \$570.00
City Stamp 1-024-468-416 City Tax: \$11,970.00

Bw17-32523 10/20/2017

THE GRANTOR, ABCD Real Estate, LLC Series 2505 W. Hutchinson, an Illinois series limited liability company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Peter DiCola and Katherine M. Brucher, husband and wife, of the City of Chicago, Illinois, as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 83 IN FLICKS' SUBDIVISION OF THAT PART OF LOTS 4, 5, 8 AND 9, LYING EAST OF THE EAST LINE OF THE TRACT CONVEYED TO THE SANITARY DISTRICT OF CHICAGO BY THE DEED RECORDED NOVEMBER 11, 1903 AS DOCUMENT 3466716 IN BOOK 8533, PAGE 10, IN THE SUPERIOR COURT PARTITION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


SUBJECT 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 taxes not due and payable.

This property is not subject to the Homestead Exemption Laws of the State of Illinois.

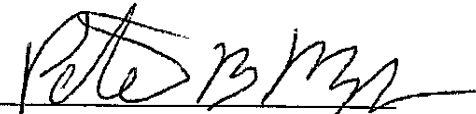
Permanent Real Estate Index Number(s): 13-13-407-019-0000



Address of Real Estate: 2505 W. Hutchinson, Chicago, IL 60618

Dated this 14 day of June, 2017.

REAL ESTATE TRANSFER TAX		20-Jun-2017
	CHICAGO:	8,550.00
	CTA:	3,420.00
	TOTAL:	11,970.00 *
13-13-407-019-0000 20170601673751 1-024-468-416		
* Total does not include any applicable penalty or interest due.		

ABCD Real Estate, LLC
Series 2505 W. Hutchinson

By: 
Name: Peter B. Moore
Title: Managing Member

REAL ESTATE TRANSFER TAX		20-Jun-2017
 	COUNTY:	570.00
	ILLINOIS:	1,140.00
	TOTAL:	1,710.00
13-13-407-019-0000 20170601673751 2-036-514-496		

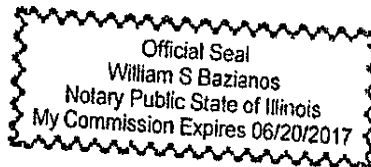
Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

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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 Peter B. Moore, 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 14th day of June, 2017.



Notary Public

Prepared By: William S. Bazianos, Esq.
 Roeser Bucheit & Graham
 Two North Riverside Plaza, Suite 1850
 Chicago, Illinois 60606

Mail To:

BRAYOS & DI COLA
 600 W. ROOSEVELT RD. STE. B2
 WHEATON, IL 60187

Name & Address of Taxpayer:

PETER C. DI COLA
 2505 W. HUTCHINSON
 CHICAGO, IL 60618