

UNOFFICIAL COPY

Warranty Deed

ILLINOIS



Doc# 17230010900 Fee \$40.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 08/18/2017 03:33 PM PG: 1 OF 2

Above Space for Recorder's Use Only

THE GRANTOR(s) SOUTH BAY PARTNERS LLC, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to PUBLIC 2 LLC of Illinois, the following described Real Estate situated in the County of COOK in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2016 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-25-423-017-0000

Address(es) of Real Estate:
2507 N ARTESIAN AVE
CHICAGO, IL 60647-1904

FIDELITY NATIONAL TITLE

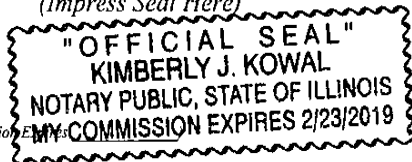
Ch17005718

The date of this deed of conveyance is 8/16 /2017

SOUTH BAY PARTNERS LLC

State of IL, County of COOK SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory(s) whose name is Mike Vesole personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)



Given under my hand and official seal 8/15 2017

Kimberly J. Kowal
Notary Public

© By FNTIC 2011

REAL ESTATE TRANSFER TAX	17-Aug-2017
CHICAGO:	2,550.00
CTA:	1,020.00
TOTAL:	3,570.00

13-25-423-017-0000 | 20170801601389 | 0-017-482-688

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

REAL ESTATE TRANSFER TAX	17-Aug-2017
COUNTY:	170.00
ILLINOIS:	340.00
TOTAL:	510.00

13-25-423-017-0000 | 20170801601389 | 0-844-555-200

SY
P2
SN
SCY
INT

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as: 2507 N ARTESIAN AVE, CHICAGO, IL 60647-1904

Legal Description:

LOT 22 IN BLOCK 30 IN ALBERT CROSBY AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This instrument was prepared by:

Mark Edison
Law Office Mark E. Edison PC
1415 W. 22nd Street Tower Floor
Oak Brook, IL 60523

Send subsequent tax bills to:

Public 2 LLC
1001 N. Milwaukee Ave.
Chicago, IL 60642

Recorder-mail recorded document to:

Ryan Potts
Brotschel Potts LLC
30 N. LaSalle St. Ste. 1402
Chicago, IL 60602