

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)
Individual

723548
2/4



Doc# 1727029111 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/27/2017 04:19 PM PG: 1 OF 5

THE GRANTOR(S), DAPHNE MOORE, a married woman, of the City of CHICAGO, 60652, County of COOK and State of Illinois, for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby CONVEY(S) and WARRANT(S) to EFFICIENT & COMFORTABLE HOMES, LLC, A Nevada LLC whose address is 2800 Evergreen Way, San Jose, CA 95121, the following described Real Estate, situated in the County of COOK, State of Illinois, to wit:

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

SEE ATTACHED

ADDRESS OF PROPERTY: 351 E. 78TH STREET, CHICAGO, ILLINOIS 60619

PROPERTY INDEX NUMBER: 20-27-323-001-0000

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

DATED 7/14, 2017.

Daphne Moore
DAPHNE MOORE

*** Not Homestead Property AS TO Grantor *** (initials)

GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN 120% OF THE SHORT SALE PRICE UNTIL 90 DAYS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

STATE OF ILLINOIS, COUNTY OF WILL : SS

The undersigned, a Notary Public in State aforesaid, **DO HEREBY CERTIFY** that DAPHNE MOORE personally known to me to be the same person whose name DS subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that JHE signed, sealed and delivered the said instrument as HER free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this 14th day of July 2017.

Notary Public

Meghan L Shanesh



(initials)

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THIS INSTRUMENT PREPARED BY: The Law Office of Joseph M. Kosteck, 10201 W. Lincoln Highway,
Frankfort, IL 60423

MAIL TO:

Bradford Miller Law, P.C.
(NAME)
10 S. Cassler St., #2920
(ADDRESS)
Chicago IL 60603
(CITY, STATE, ZIP)

MAIL SUBSEQUENT TAX BILLS TO:

Efficient & Comfortable Homes, LLC
(NAME)
2809 Evergreen Way,
(ADDRESS)
San Jose, CA 95121
(CITY, STATE, ZIP)

Property of Cook County Clerk's Office
COOK COUNTY
RECORDER OF DEEDS

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EXHIBIT A

LOT 12 (EXCEPT THE SOUTH 63 FEET) IN BLOCK 24 IN PITNER'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 2027-323-001-0000

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

19-Sep-2017

**CHICAGO:**

1,533.75

CTA:

613.50

TOTAL:

2,147.25 *

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

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REAL ESTATE TRANSFER TAX

19-Sep-2017



COUNTY:	102.25
ILLINOIS:	204.50
TOTAL:	306.75

20-27-323-001-0000

| 20170701690573 |

1-399-442-368