

# UNOFFICIAL COPY

Doc#: 1732018023 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/16/2017 10:12 AM Pg: 1 of 3

Dec ID 20171101653377  
ST/CO Stamp 2-061-873-184 ST Tax \$975.00 CO Tax \$487.50  
City Stamp 1-379-141-664 City Tax: \$10,237.50

## WARRANTY DEED

17PSA0691052P (18831)  
Rabin Ltd Chicago Title

**THE GRANTORS**, MICHAEL A. FABIAN & MARILYN KAY FABIAN, Husband & Wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO **THE GRANTEE**, 2127-29 NORTH WINCHESTER LLC, an Illinois Limited Liability Company, all interest in the following described Real Estate situated in the City of Chicago, in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As: 2127 & 2129 N Winchester Ave, Chicago, IL 60614-3914

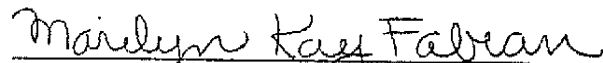
Property Index Numbers (PINs): 14-31-209-008-0000 & 14-31-209-009-0000

**SUBJECT TO:** Covenants, conditions and restrictions of record; Public and utility easements; Acts done by or suffered through Buyer; Existing leases and tenancies, if any; All special governmental taxes or assessments confirmed and unconfirmed; and General real estate taxes not yet due and payable at the time of Closing.

The subject real property does not constitute homestead property.

Dated this 13<sup>th</sup> day of November, 2017.

  
MICHAEL A. FABIAN

  
MARILYN KAY FABIAN

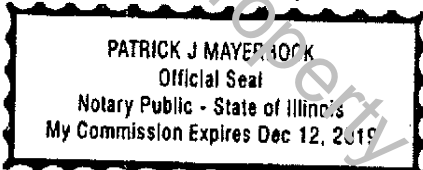
lll

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  )ss.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in the State aforesaid, **CERTIFY THAT MICHAEL A. FABIAN and MARILYN KAY FABIAN** are each personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 13<sup>th</sup> day of November, 2017.



[Signature]  
Notary Public

My commission expires on November 12, 2019.

**Prepared By:**

**Patrick J. Mayerbock - Attorney**  
5791 North Elston Avenue  
Chicago, IL 60646  
Patrick@MayerbockLaw.com

**Mail To:**

**Chad Poznansky, Esq.**  
Clark Hill PLC  
130 E. Randolph, Suite 3900  
Chicago, IL 60601

**Name & Address of Taxpayer:**

**2127-29 North Winchester LLC**  
357 W. Chicago Avenue, Ste 100  
Chicago, IL 60654

# UNOFFICIAL COPY

## EXHIBIT A

Order No.: 17PSA069105LP

**For APN/Parcel ID(s): 14-31-209-008-0000 and 14-31-209-009-0000**

---

PARCEL 1:

LOT 66 (EXCEPT THAT PART OF SAID LOT 66 LYING EAST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE THEREOF 74 FEET WEST OF THE NORTHEAST CORNER THE THEREOF, TO A POINT ON THE SOUTH LINE THEREOF, 47 FEET WEST OF THE SOUTHEAST CORNER THEREOF) IN BLOCK 41 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTIONS 31 AND 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS .

PARCEL 2:

LOT 67 IN BLOCK 41 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPT THAT PORTION CONVEYED FOR HIGHWAY PURPOSES TO THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS OF THE STATE OF ILLINOIS BY DOCUMENT 16541760, RECORDED APRIL 5, 1956.

County of Cook County Clerk's Office