

# UNOFFICIAL COPY

Doc#: 1800546275 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/05/2018 01:00 PM Pg: 1 of 3

Dec ID 20171201664477  
ST/CO Stamp 2-038-514-720 ST Tax \$165.00 CO Tax \$82.50  
City Stamp 1-428-874-272 City Tax: \$1,732.50

## WARRANTY DEED ILLINOIS STATUTORY

(LLC to Individual)

(The Above Space for Recorder's Use Only)

THE GRANTOR, WRA IL, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Wyoming, and pursuant to authority given by the Managers of said limited liability company, does hereby CONVEY and WARRANT to Ross Staback, of, 1277 Beryl St., San Diego, CA 92109, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 25-15-408-006-0000

Property Address: 10817 S. Vernon Ave., Chicago, IL 60628

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

**FIDELITY NATIONAL TITLE** 0047030694

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Dated this 19 day of Dec, 2017.

WRA IL, LLC, a Wyoming Limited Liability Corporation

By:   
Dillon Bell, Authorized Signatory

STATE OF CALIFORNIA   )  
  ) SS,  
COUNTY OF San Diego   )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Dillon Bell, personally known to me to be the Authorized Signatory of WRA IL, LLC, and 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 severally acknowledged that as such signed and delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 19<sup>th</sup> day of December, 2017.



Molly Rae Tash  
Notary Public

THIS INSTRUMENT PREPARED BY  
Law Office of Niko G. Marneris, P.C.  
10661 S. Roberts Road, Suite 107  
Palos Hills, IL 60465

*mail to:*  
SEND SUBSEQUENT TAX BILLS TO:  
  
Ross Staback  
10817 S. Vernon Ave.  
Chicago, IL 60628

REAL ESTATE TRANSFER TAX		28-Dec-2017
	COUNTY:	82.50
	ILLINOIS:	165.00
	<b>TOTAL:</b>	<b>247.50</b>
25-15-408-006-0000   20171201664477   2-038-514-720		

REAL ESTATE TRANSFER TAX		28-Dec-2017
	CHICAGO:	1,237.50
	CTA:	495.00
	<b>TOTAL:</b>	<b>1,732.50 *</b>
25-15-408-006-0000   20171201664477   1-428-874-272		

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

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## EXHIBIT A LEGAL DESCRIPTION

LOT 2559 IN FREDRICK BARTLETT'S GREATER CHICAGO SUBDIVISION NUMBER 5, BEING A SUBDIVISION OF THAT PART LYING WEST OF THE RIGHT WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY OR THE EAST 3/4, OF THE SOUTH 1/4 OF THE NORTH 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 25-15-408-006-0000

Property Address: 10817 S. Vernon Ave., Chicago, IL 60628

Property of Cook County Clerk's Office