

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY

400 354206 (1001)



18031450710

Doc# 1803145071 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2018 04:09 PM PG: 1 OF 3

THE GRANTOR, Chicago Land & Title, LLC, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to RED VAN CONSTRUCTION, INC., an Illinois corporation, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL to wit:

See Exhibit "A" attached hereto and made a part hereof

This is NOT Homestead Property.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies, if any, visible private and public roads and easements therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through Purchaser; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 20-03-409-038-0000

Address(es) of Real Estate: 4448 South St. Lawrence Ave.
Chicago, Illinois 60653

The grantor and grantee agree that the restrictions contained in the Warranty Deed recorded June 18, 1895 as Document No. 2236027 are hereby vacated and extinguished.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this:

31st day of JANUARY, 20 18

Chicago Land & Title, LLC

By: 
David M. Fleishman, Manager

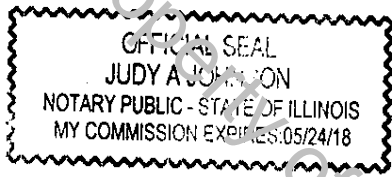
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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that David M. Fleishman, personally known to me to be the Manager of the Chicago Land & Title, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such David M. Fleishman signed delivered the said instrument, pursuant to authority given by the Members of said limited liability company, as his 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 official seal this 31st day of JANUARY, 20 18.



Judy A. Johnson
Notary Public

Prepared by:
John D. Cummins, Jr.
77 W. Washington Suite 1115
Chicago, IL 60602

Mail to:
SUZEN KUSEM-BERGSON
3502 W 95th ST
EVERGREEN PARK, IL 60805

Name and Address of Taxpayer:
RED VAN CONSTRUCTION INC
3502 W 95th ST
EVERGREEN PARK, IL 60805

REAL ESTATE TRANSFER TAX		31-Jan-2018
	CHICAGO:	607.50
	CTA:	243.00
	TOTAL:	850.50 *
20-03-409-038-0000 20180101689424 1-575-109-152		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		31-Jan-2018
	COUNTY:	40.50
	ILLINOIS:	81.00
	TOTAL:	121.50
20-03-409-038-0000 20180101689424 1-792-766-496		

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Exhibit "A" – Legal Description

THE EAST 2 FEET OF THE NORTH 55 FEET OF LOT 39 AND THE NORTH 55 FEET OF LOTS 40, 41 AND 42 IN WIRT D. WALKER'S SUBDIVISION OF LOT 7 IN COUNTY CLERK'S DIVISION OF UN-SUBDIVIDED LANDS IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office