

UNOFFICIAL COPY

A17-3412 LM

WARRANTY DEED

THE GRANTOR, **USREP, LLC Series 4**, a Illinois limited liability company, of 2948 West Diversey Avenue, Chicago, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEY and WARRANT to **Richard Garcia an unmarried man**, of 4835 South Wood Street, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions restrictions of record; building lines and easements, if any

THIS IS NOT HOMESTEAD PROPERTY

Address of Real Estate: 5415 South Aberdeen ~~Avenue~~ ^{St.}, Chicago, Illinois 60609

Permanent Real Estate Index Number: 20-08-425-044-0000 and 20-08-425-043-0000


DATED this 30th day of January, 2018


Victor Menasce, as manager of Global Rep, LLC
as Manager of USREP, LLC SERIES 4

State of New York)
) ss.
County of St. Lawrence

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Victor Menasce, as manager of Global Rep, LLC as Manager of USREP, LLC Series 4**, 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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of January, 2018.


NOTARY PUBLIC

GARY O. TOURON
Notary Public, State of New York
No. 01156754R2
Qualified in St. Lawrence County
Commission Expires April 7, 2019

THIS INSTRUMENT PREPARED BY: Patricia Gutierrez Pascual, Esq., 5716 West Lawrence Avenue, Chicago, Illinois 60630; 773/635-4100

AFTER RECORDING, MAIL TO:
Crystal Siver, Esq.
Crystal Siver Law
1155 Willow Lane
Willowbrook, Illinois 60062

SEND SUBSEQUENT TAX BILLS TO:
Richard Garcia
5415 South Aberdeen Avenue
Chicago, Illinois 60609



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LEGAL DESCRIPTION

LOTS 17 AND 18 IN THE SUBDIVISION OF BLOCK 7 IN F. GAYLORD'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 5415 South Aberdeen Avenue, Chicago, Illinois 60609

Permanent Real Estate Index Number: 20-08-425-044-0000 and 20-08-425-043-0000

REAL ESTATE TRANSFER TAX		16-Feb-2018
	COUNTY:	83.00
	ILLINOIS:	166.00
	TOTAL:	249.00
20-08-425-043-0000	20180101690452	1-258-037-792

REAL ESTATE TRANSFER TAX		16-Feb-2018
	CHICAGO:	1,245.00
	CTA:	498.00
	TOTAL:	1,743.00 *
20-08-425-043-0000	20180101690452	0-135-363-104

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

Warranty Deed

IMITED LIABILITY COMPANY TO INDIVIDUAL

5415 South Aberdeen Avenue
Chicago, Illinois 60609

USREP, LLC Series 4

to

Richard Garcia