

# UNOFFICIAL COPY

## WARRANTY DEED 170472100092 ILLINOIS STATUTORY

Prepared By: 2/2  
Robson & Lopez LLC  
180 W. Washington Suite 700  
Chicago, IL 60602  
312-523-2024



Doc# 1805434085 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/23/2018 02:00 PM PG: 1 OF 2

### Name and Address of Taxpayer

Evan Michaels Group  
645 N. Kingsbury St. 1204  
Chicago, IL 60654

### RECORDER'S STAMP

THE GRANTOR, Eleonore Armand, a widowed woman not since remarried, and Nancy Armand, a divorced woman not since remarried, for and in consideration of \$10 (ten dollars), in hand paid, CONVEY(S) and Warrants to **Evan Michaels Group LLC, an Illinois Limited Liability Company** all interest in the following described Real Estate situated in the city of Chicago, county of Cook, state of Illinois, to wit:

THE SOUTH 20 FEET OF LOT 6 (EXCEPT THE WEST 78 FEET THEREOF) AND LOT 7 (EXCEPT THE SOUTH 33.08 FEET AND EXCEPT THE WEST 78 FEET THEREOF) IN BLOCK 8 IN EGAN DALE (EXCEPTING THE EAST 20 FEET OF THE NORTH 15 FEET OF THE SOUTH 20 FEET OF SAID LOT 6) BEING A SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS.

**\*\*MADE**

ALSO EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" THERETO ATTACHED DATED JANUARY 24, 1966 AS DOCUMENT 19719695 AND DOCUMENT 19749765 RECORDED FEBUARY 25, 1966 **\*\*** BY CENTRAL NATIONAL BANK IN CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 30, 1965 AND KNOWN AS TRUST NO. 7361 TO RENE A. ARCILLA AND TERESITA R. ARCILLA DATED NOVEMBER 10, 1966 AND RECORDED DECEMBER 9, 1966 AS DOCUMENT NO. 20018698, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 20-11-312-040-0000  
Address of Real Estate: 5217 S. University Home H, Chicago, IL 60615  
Ave.

Attorneys' Title Guaranty  
1 S. Wacker Dr., Ste. 2400  
Chicago, IL 60606-4650  
Attn: Search Department

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**SUBJECT TO:** Covenants, conditions and restrictions of record; public utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

Dated this 7<sup>th</sup> day of December, 2017.

In Witness Whereof, **Eleonore Armand and Nancy Armand** have hereunto set their hands and seals.

*Eleonore Armand* \_\_\_\_\_ 12/07/2017  
Eleonore Armand Date

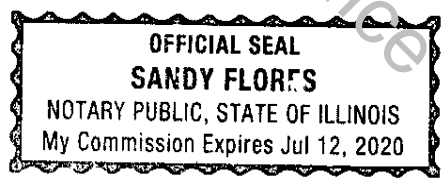
*Nancy Armand* \_\_\_\_\_ 12/07/2017  
Nancy Armand Date

STATE OF IL }  
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Eleonore Armand and Nancy Armand** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 07 day of December 2017.

*Sandy Flores* \_\_\_\_\_ (SEAL)  
Notary Public  
My commission expires on July 12, 2020.



After Recording Mail to:  
Evan Michaels Group  
645 N. Kingsbury St #1240  
Chicago, IL. 60654

REAL ESTATE TRANSFER TAX	26-Jan-2018
CHICAGO:	2,025.00
CTA:	810.00
TOTAL:	2,835.00 *

REAL ESTATE TRANSFER TAX	26-Jan-2018
COUNTY:	135.00
ILLINOIS:	270.00
TOTAL:	405.00