

# UNOFFICIAL COPY

## WARRANTY DEED (STATUTORY ILLINOIS)

### MAIL TO:

ANDREA TOWNSON  
P.O. BOX 362  
OLYMPIA FIELDS, IL 60461

### NAME & ADDRESS OF TAXPAYER:

S-5 VENTURES, LLC  
14337 S. CLARK ST.  
RIVERDALE, IL 60827



Doc# 1808022047 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/21/2018 02:30 PM PG: 1 OF 4

Above Space for Recorder's use only

THIS AGREEMENT, made this 16th day of March, 2018 between BEST WINDOWS, INC., an Illinois Corporation as GRANTOR, created and existing under and by virtue of the laws of the State of ILLINOIS, with its principal office located at 1112 CLEVELAND AVE, LA GRANGE PARK, IL, and S-5 VENTURES, LLC an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of ILLINOIS, as GRANTEE, WITNESSETH that GRANTOR, for and in consideration of Ten and no/100 Dollars (\$10.00), in hand paid by GRANTEE(S), the receipt whereof is acknowledged, and pursuant to the authority given by Members of said GRANTOR, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE(S), FOREVER, all of the following described real estate situated in the County of COOK in the State of ILLINOIS, to wit:

**LOT 28 (EXCEPT THE NORTH 15 FEET THEREOF) AND THE NORTH 20 FEET OF LOT 29 IN BLOCK 2 IN 79TH STREET ADDITION TO CHELTENHAM BEACH, SAID ADDITION BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO RAILROAD, IN COOK COUNTY, ILLINOIS.**

PIN: 21-31-102-014-0000

CKA: 7959 S. Essex Ave, Chicago, IL 60617

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereon, and all the estate, right, title, interest, claim or demand whatsoever, of GRANTOR, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD FOREVER said premises as above described.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited;

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REAL ESTATE TRANSFER TAX 21-Mar-2018



CHICAGO:	457.50
CTA:	183.00
TOTAL:	640.50 *

21-31-102-014-0000 | 20180301622406 | 1-646-024-736

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

REAL ESTATE TRANSFER TAX 21-Mar-2018



COUNTY:	30.50
ILLINOIS:	61.00
TOTAL:	91.50

21-31-102-014-0000 | 20180301622406 | 0-460-928-544

Property of Cook County Clerk's Office

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and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those exceptions set forth below:

**SUBJECT TO : (1) All instruments, covenants, conditions, restrictions of record, applicable zoning laws, ordinances, and regulations and building lines and easements of record, if any (2) General real estate taxes for year 2017 and subsequent years.**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by its Members the day and year first above written.

**BEST WINDOWS, INC.**

X *John Wrzesinski*  
\_\_\_\_\_  
JOHN WRZESINSKI - President

Attest:

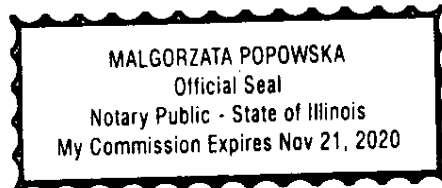
X *John Wrzesinski*  
\_\_\_\_\_  
JOHN WRZESINSKI - Secretary

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **JOHN WRZESINSKI** known personally to me to be the President and Secretary of **BEST WINDOWS, INC., an Illinois Corporation**, and that he, being authorized so to do, executed the foregoing instrument for the sole purpose contained therein, by signing the name of the Corporation by himself as President and Secretary respectfully.

Given under my hand and official seal, this 16 day of MARCH, 2018

*Malgorzata Popowska*  
\_\_\_\_\_  
NOTARY PUBLIC  
Commission expires 11/21, 2020



**This Instrument was prepared by:  
DiChristofano & Associates, LLC, 7521 N. Milwaukee Avenue, Niles, IL 60714**

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FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment Number: 18-3467

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

LOT 28 (EXCEPT THE NORTH 15 FEET THEREOF) AND THE NORTH 20 FEET OF LOT 29 IN BLOCK 2 IN 79TH STREET ADDITION TO CHELTENHAM BEACH, SAID ADDITION BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO RAILROAD, IN COOK COUNTY, ILLINOIS.

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