



1815512078D

Doc# 1815512078 Fee \$42.00

WARRANTY DEED

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/04/2018 03:35 PM PG: 1 OF 3

THE GRANTOR

AVONDALE VILLAS, LLC

A limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and No/100 (\$10.00) DOLLARS, and for other good and valuable considerations in hand paid, and pursuant to authority given by the managers of said limited liability company, CONVEYS AND WARRANTS to:

J. ROSS PARK and K. CAITLIN MURTHA, husband and wife, as TENANTS BY THE ENTIRETY, of 2502 N. Ashland, Unit 2, Chicago, Illinois

FIRST AMERICAN TITLE FILE # 2902222 1/2

the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

See legal description attached as "Exhibit A"

Permanent Real Estate Index Number(s): 13-23-128-045-0000
Address(es) of Real Estate: 3650 N. Avondale, Chicago, Illinois 60618
SUBJECT TO: covenants, conditions, and restrictions of record,
Document No.(s) 1028739105 and 1134745032; and to
General Taxes for 2017 and subsequent years.

In Witness Whereof, the Grantor has caused its name to be signed to these presents by its duly authorized officers, this 25 day of May, 2018

Avondale Villas, LLC

By: C A Development, Inc., its manager:

By: Wendy Andrews, President


By: J. Paul Bertsche, Secretary

Vertical stamp with handwritten marks: S, P, S, SC, INT

UNOFFICIAL COPY

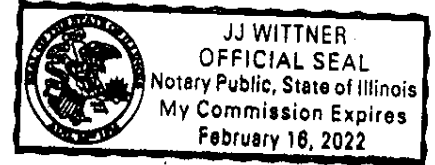
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Wendy Andrews and J. Paul Bertsche, personally known to me to be the president and secretary for the manager of Avondale Villas, LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such president and secretary and authorized agents for the manager aforesaid, they signed and delivered the said instrument, 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 official seal, this 25th day of May, 2018.


Commission expires 2/16, 2022

NOTARY PUBLIC

This instrument was prepared by: Daniel G. Quinn, Attorney, 4479 Central Avenue, Western Springs, IL 60558



Mail to: Eileen Lally, Esq.
Eileen C. Lally & Associates
6200 N. Hiawatha, Suite 400
Chicago, IL 60646



Send Subsequent Tax Bills to: Ross Park and Caitlin Murtha
3650 N. Avondale
Chicago, IL 60618

REAL ESTATE TRANSFER TAX		29-May-2018
	CHICAGO:	5,947.50
	CTA:	2,379.00
	TOTAL:	8,326.50*

13-23-128-045-0000 | 20180501677607 | 0-988-162-592
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		29-May-2018
	COUNTY:	396.50
	ILLINOIS:	793.00
	TOTAL:	1,189.50

13-23-128-045-0000 | 20180501677607 | 1-549-680-160

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EXHIBIT 'A'

LEGAL DESCRIPTION

LOT 12 IN AVONDALE RESUBDIVISION, BEING A RESUBDIVISION OF BLOCK 14 IN MASON'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3650 North Avondale, Chicago, IL 60618

P.I.N.: 13-23-128-045-0000

Property of Cook County Clerk's Office