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1820618128D

Doc# 1820618128 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/25/2018 03:57 PM PG: 1 OF 2

WARRANTY DEED INDIVIDUAL TO LLC ILLINOIS STATUTORY

H79619

Name and Address of Taxpayer:

VARIABLE PROPERTIES, L.L.C.-3051 SERIES
824 N. RACINE STREET
CHICAGO, ILLINOIS 60642

THE GRANTOR, RAMON ZEPEDA, A Married Person, Of 2024 N. Sawyer Avenue, Chicago, Illinois 60647, for and in consideration of Ten And 00/100 (\$10.00) and other good and valuable consideration, in hand paid, CONVEY (S) And WARRANT(S) To **GRANTEE**:

VARIABLE PROPERTIES, LLC-3051 SERIES, 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, Located at **824 N. Racine Street, Chicago, Illinois 60642**, of the County of Cook, City of Chicago, the following described Real Estate situated in Cook County, City of Chicago, State of Illinois, to wit:

LOT 3 IN THE SUBDIVISION OF LOTS 1 TO 6 INCLUSIVE, IN BLOCK 2 IN THE SUBDIVISION OF THE EAST 19 ACRES OF THE WEST 38 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record which do not adversely affect the use of the property as a residential building, public and utility easements of record which do not underlie the improvements on the Property and which are not violated thereby; general real estate taxes for the years 2016 and subsequent years which are not yet due and payable at the time of closing

Permanent Real Estate Index Number(s): 13-36-302-027-0000

Address(es) of Real Estate: 3047 W. ARMITAGE AVE, Chicago, Il., 60647

NOW THEREFORE, The GRANTOR has caused its name and duly authorized signature(s) to be executed on this ___25th___ DAY OF JULY, 2018

RAMON ZEPEDA, Individually

RAMON ZEPEDA

*****THIS IS NOT HOMESTEAD PROPERTY*****

S Y
P 2
S N
SC Y
INT Y

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO CERTIFY THAT, **RAMON ZEPEDA**, is personally known to me to be the same person(s), whose name(s) is subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged 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 25th day of JULY, 20 18 .



[Handwritten Signature]
(Notary Public)
My Commission Expires: March 29, 2020

Prepared by: DAVID DELGADO, ESQ.
BURCH AND ASSOCIATES
1430 N. WESTERN AVENUE
CHICAGO, IL. 60622

Mail To: **MATHEW SIDOR**
 ATTORNEY AT LAW
 20 S. CLARK STREET
 SUITE 2301
 CHICAGO, ILLINOIS 60603

Name and Address of Taxpayer:

VARIABLE PROPERTIES, LLC-3051 SERIES
824 N. RACINE STREET
CHICAGO, ILLINOIS 60642

REAL ESTATE TRANSFER TAX		25-Jul-2018
	COUNTY:	256.25
	ILLINOIS:	512.50
	TOTAL:	768.75
13-36-302-027-0000 20180701636269 0-352-081-696		

REAL ESTATE TRANSFER TAX		25-Jul-2018
	CHICAGO:	3,843.75
	CTA:	1,537.50
	TOTAL:	5,381.25 *
13-36-302-027-0000 20180701636269 1-350-440-736		
* Total does not include any applicable penalty or interest due.		