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WARRANTY DEED

Corporation to LLC
ILLINOIS STATUTORY

Doc#: 1908449197 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/25/2019 09:47 AM Pg: 1 of 3

MAIL TO:

TIMOTHY S. RYBICKI
HORWOOD MARCUS & BERK
500 WEST MADISON, SUITE 3700
CHICAGO, IL 60661

Dec ID 20190301620387
ST/CO Stamp 1-837-993-376 ST Tax \$228.00 CO Tax \$114.00
City Stamp 0-764-251-552 City Tax: \$2,394.00

NAME & ADDRESS OF TAXPAYER:

LYKKE LLC
6966 W. NORTH AVE. CT-W
CHICAGO, IL 60707
PGNW734031 WC

THIS INDENTURE WITNESSETH, That the Grantor, GMS SPARACINO, INCORPORATED, a corporation created and existing under and by the 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 Ten and no/hundredths (\$10.00) Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS AND WARRANTS** to LYKKE LLC, an Illinois Limited Liability company, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 26 IN BLOCK 13 IN J. E. WHITE'S SECOND RUTHERFORD PARK ADDITION, A SUBDIVISION OF THE SOUTHWEST 1/4 (EXCEPT THE WEST 22.28 CHAINS) IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13-31-324-033-0000

6966 W. NORTH AVE., CHICAGO, IL 60707

SUBJECT TO PERMITTED EXCEPTIONS IN EXHIBIT A ATTACHED

TO HAVE AND TO HOLD said premises forever.

In Witness Whereof, the grantor has caused its name to be signed to these presents by its President, and attested by its Secretary, this 19th day of March, 2019.

GMS SPARACINO INCORPORATED

BY: 
MARK SPARACINO, President

REAL ESTATE TRANSFER TAX		25-Mar-2019
CHICAGO:		1,710.00
CTA:		684.00
TOTAL:		2,394.00 *

13-31-324-033-0000 | 20190301620387 | 0-764-251-552
* Total does not include any applicable penalty or interest due.

ATTEST: 
STEFANIE SPARACINO, Secretary

REAL ESTATE TRANSFER TAX		25-Mar-2019
COUNTY:		114.00
ILLINOIS:		228.00
TOTAL:		342.00

13-31-324-033-0000 | 20190301620387 | 1-837-993-376

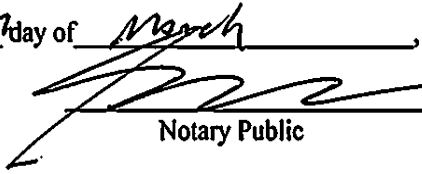
UNOFFICIAL COPY

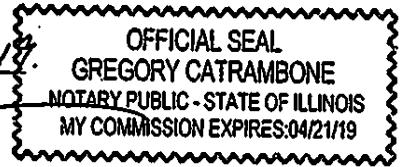
State of Illinois
County of Cook

SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that MARK SPARACINO, personally known to me to be the President of GMS SPARACINO, INCORPORATED, and STEFANIE SPARACINO, personally known to me to be the Secretary of said corporation, 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 acknowledged that as such President and Secretary, they signed, sealed and delivered the instrument, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 19th day of March, 2017.


Notary Public



COOK COUNTY - ILLINOIS TRANSFER STAMP

of Homestead Rights.

* If Grantor is also Grantee you may want to strike Release & Waiver

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

THIS INSTRUMENT WAS PREPARED BY:
Gregory Catrambone
Law Office of Gregory Catrambone, P.C.
10555 W. Cermak Rd.
Westchester, Illinois 60154
708-562-1191

Property of Cook County Clerk's Office

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EXHIBIT A **PERMITTED EXCEPTIONS**

1. General real estate taxes for 2018 2nd installment and thereafter that are not yet due or payable.
2. An encroachment of the building situated on land adjoining to the west into or onto said Land by .78 feet and east by .42 feet, as disclosed by survey, United Survey Service, LLC dated February 27, 2019, no. 2019-26584.
3. Encroachment of the one story brick building located mainly on the Land over onto the Land West and adjoining by about .13 feet as shown on Plat of Survey made by United Survey Service, LLC dated February 27, 2019, No. 2019-26584.
4. Rights of utility companies to access the land to maintain electric pipe, meter and telephone box along the west line of the land as disclosed by survey made by United Survey Service, LLC dated February 27, 2019 no. 2019-26584.
5. Covenants, conditions and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), contained in warranty deed from Martin J. Haly and others trustees to Agnes Hahn and Gladys C. Dombrow dated May 26, 1927 and recorded June 11, 1927 as Document 9682342, relating to cost and location of buildings to be erected on Land.