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Mail to:

Robert E. Blinstrubas, P.C.
Attorney at Law
15 Spinning Wheel Road, Suite 300
Hinsdale, IL 60521

Doc# 2006447007 Fee \$33.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/04/2020 09:09 AM PG: 1 OF 2

Send Subsequent Tax Bills To:

Capital Estates Series, LLC
1 N. Franklin St., Suite 1200
Chicago, IL 60606

WARRANTY DEED
INDIVIDUAL TO CORPORATION

GRANTORS, FEDERICO GUTIERREZ & AMPARO GUTIERREZ, Husband & Wife, Not as Tenants in Common but as Joint Tenants, of 15140 Evergreen Drive, #2D, Orland Park, Illinois, for and in consideration of Ten and no/100 (10.00) Dollars, and for other good and valuable consideration in hand paid, do hereby CONVEY and WARRANT to CAPITAL ESTATES SERIES, LLC - 7435 TIFFANY, 1 N. Franklin St., #1200, Chicago, Illinois, a corporation 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, and pursuant to authority given by the Board of Directors of said corporation, all interest in the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

UNIT NUMBER 3C OF THE TIFFANY PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 56 IN COLONADES, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 91694264 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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. THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTORS. Subject to: Conditions, restrictions, covenants and easements of record, easement for public utilities, if any; zoning and building laws and ordinances; and general real estate taxes for the year 2019 and subsequent years.

P.I.N.: 27-13-409-024-1011

Address(es) of Real Estate: 7435 Tiffany Drive, Unit 3C, Orland Park, IL 60462

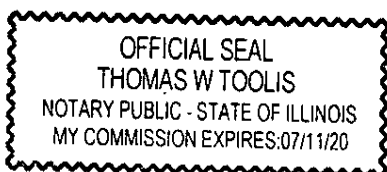
DATED this 2nd day of March, 2020

AMPARO GUTIERREZ

State of Illinois I, the undersigned, a Notary Public, DO HEREBY CERTIFY that AMPARO GUTIERREZ, County of Cook, 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 acknowledge that they signed, sealed and delivered the said instrument as their 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 official seal, this 2nd day of March, 2020.

Notary Public



gutierrez.ares.20

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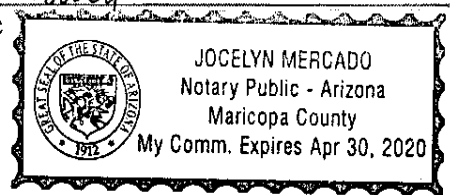
DATED this 25 day of February, 2020

X Federico Gutierrez
FEDERICO GUTIERREZ

State of Arizona I, the undersigned, a Notary Public, DO HEREBY CERTIFY that FEDERICO GUTIERREZ, County of Maricopa 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 acknowledge that they signed, sealed and delivered the said instrument as their 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 official seal, this 25 day of February, 2020.

X Jocelyn Mercado
Notary Public



REAL ESTATE TRANSFER TAX

04-Mar-2020



| | |
|-----------|--------|
| COUNTY: | 47.50 |
| ILLINOIS: | 95.00 |
| TOTAL: | 142.50 |

27-13-409-024-1011

20200301629925 | 1-708-616-672

This instrument was prepared by:

FRANKFORT LAW GROUP, LLC, THOMAS W. TOOLIS, ESQ.
10075 W. Lincoln Hwy., Frankfort, IL 60423 (708)349-9333