

# UNOFFICIAL COPY

Chicago Title

Doc#. 2011503120 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/24/2020 10:17 AM Pg: 1 of 2

Dec ID 20200401652186  
ST/CO Stamp 1-010-559-200 ST Tax \$95.00 CO Tax \$47.50

10/2  
205010040P  
**WARRANTY DEED**

ILLINOIS

*Above Space for Recorder's Use Only*

THE GRANTOR, BLUE POSEN PROPERTIES, LLC, an Illinois Series Limited Liability Company, of Harvey Illinois 60426, for and in consideration of TEN and 00/100 DOLLARS and other good and valuable consideration in hand paid, hereby Conveys and Warrants to, ADRIANA ZARAGOZA and JOSE ZARAGOZA, husband and wife, of 14717 S. Levitt, Harvey, Illinois, as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, State of Illinois, to wit: **(See Page 2 for Legal Description)**

SUBJECT TO: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any.

Address of Property: 14238 S. Palmer<sup>ANL</sup> Posen, Illinois 60469  
Permanent Real Estate Index Number 28-01-420-014-0000

The date of this deed of conveyance is April 9, 2020



Gary Rice Jr., Manager of Blue Posen Properties, LLC

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County in the State of Illinois, do hereby Certify that Gary Rice Jr., Manager of Blue Posen Properties, LLC, an Illinois Series Limited Liability Company, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

**"OFFICIAL SEAL"**  
CHRIS KATSENES  
Notary Public, State of Illinois  
My Commission Expires 11/27/2021

Given under my hand and official seal this 9TH day of April 2020

My commission expires 11/27/2021 

Notary Public

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## LEGAL DESCRIPTION

For Property commonly known as: 14238 Palmer Posen, IL 60469-1010  
 Permanent Real Estate Index Number: 28-01-420-014-0000

LOT 11 IN ADAMS SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 7 IN J.W. EGAN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF LOT 8 IN FORSYTHE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 33 FEET NORTH AND 832.05 FEET EAST OF THE SOUTHWEST CORNER OF LOT 7 IN FORSYTHE'S SUBDIVISION; THENCE EAST 665.65 FEET; THENCE NORTH 422.24 FEET TO THE SOUTHERLY LINE OF PUBLIC SERVICE RIGHT OF WAY, SAID LINE BEING 208 FEET SOUTH OF AND PARALLEL TO NORTH LINE OF SAID LOT 7 IN J.W. EGAN'S SUBDIVISION AND LOT 8 IN FORSYTHE'S SUBDIVISION; THENCE WEST ALONG SAID LINE 665.60 FEET; THENCE SOUTH 422.72 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 1957 AS DOCUMENT 16864833 IN COOK COUNTY, ILLINOIS.

This instrument prepared by:  Chris Katsenes, Attorney 14310 S. Jefferson Orland Park, IL 60462	Send subsequent tax bills Adriana Zaragosa 14238 S. Palmer Posen, IL 60469	Mail recorded document to: Adriana Zaragosa 14238 S Palmer Posen, IL 60469
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 	COUNTY: 47.50 ILLINOIS: 95.00 TOTAL: 142.50
28-01-420-014-0000   20200401652186   1-010-559-200	