

# UNOFFICIAL COPY

## WARRANTY DEED

*This instrument was prepared by:*  
Alexander Demchenko, Esq.  
Demchenko Law, P.C.  
120 N. LaSalle St., Suite 950  
Chicago, IL 60602

Doc#: 2034306097 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/08/2020 12:41 PM Pg: 1 of 2

Dec ID 20201101647662  
ST/CO Stamp 0-134-802-400 ST Tax \$292.00 CO Tax \$146.00  
City Stamp 0-050-928-608 City Tax: \$3,066.00

THE GRANTOR, **MBBI CLASSIC BUILDERS 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 TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by its Managers pursuant to the operating agreement of said limited liability company, CONVEYS and WARRANTS to THE GRANTEE, **REBECCA HEFFNER**, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 41 IN BLOCK 27 IN S.E. GROSS SUBDIVISION OF BLOCKS 27 TO 42 IN DAUPHIN PARK 2ND ADDITION, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS.

Property Index Number: 25-03-201-032-0000

Address of Real Estate: 518 E. 87th Pl., Chicago, IL 60619

SUBJECT TO: general real estate taxes not yet due and payable at the time of Closing; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee, TO HAVE AND TO HOLD said premises forever.

*[Signature Page Follows]*

**AFTER RECORDING, MAIL TO:**

Rebecca<sup>S</sup> Heffner  
518 E 87<sup>th</sup> Pl  
Chicago IL 60619

**SEND SUBSEQUENT TAX BILLS TO:**

Rebecca<sup>S</sup> Heffner  
518 E 87<sup>th</sup> Pl  
Chicago IL 60619

2020-11-16-11

# UNOFFICIAL COPY

Dated this 21 day of October, 2020.

MBBI CLASSIC BUILDERS LLC

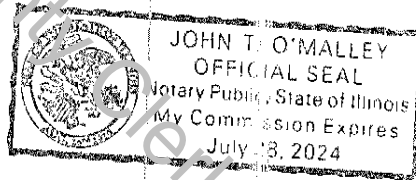
By: Alexander Demchenko  
Authorized Agent

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alexander Demchenko, being the duly authorized agent of MBBI Classic Builders LLC, an Illinois limited liability company ("Company"), and personally 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 as such authorized agent, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the Managers of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and seal, this 21 day of October, 2020.

[Signature]  
Notary Public



REAL ESTATE TRANSFER TAX		12-Nov-2020
	CHICAGO:	2,190.00
	CTA:	870.00
	<b>TOTAL:</b>	<b>3,066.00 *</b>

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\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		12-Nov-2020
	COUNTY:	146.00
	ILLINOIS:	292.00
	<b>TOTAL:</b>	<b>438.00</b>

25-03-201-032-0010 | 20201101647662 | 0-134-802-400