

1st AMERICAN TITLE order # 211803



11045120770

This document prepared by: )  
 Name: Ryan Krueger )  
 Firm/Company: Law Office of Ryan Krueger )  
 Address: 4747 W. Peterson Avenue )  
 Address 2: Suite 302 )  
 City, State, Zip: Chicago, Illinois 60646 )  
 Phone: 312-498-4586 )  
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 )

Doc#: 1104512077 Fee: \$40.00  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 02/14/2011 11:05 AM Pg: 1 of 3

1/2

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20-04-322-010-0000

(Parcel Identification Number)

WARRANTY DEED

THE GRANTOR SNL Realty, LLC, an Illinois Limited Liability Company, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto Wendy<sup>K</sup> Baxter, a single woman, with a current address of 3259 S. Union, Chicago, Illinois 60609, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

LOT 17 IN BLOCK 2 IN D.W. BAKER'S SUBDIVISION OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINIOS.

COMMONLY KNOWN AS 541 W. 45<sup>TH</sup> STREET, CHICAGO, ILLINOIS 60609

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

S Y  
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# UNOFFICIAL COPY

STATE TAX

**STATE OF ILLINOIS**

JAN. 31. 11

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

0000010867 #

REAL ESTATE TRANSFER TAX
0022000
FP 103027

COUNTY TAX

**COOK COUNTY**

JAN. 31. 11

REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

0000010877 #

REAL ESTATE TRANSFER TAX
0011000
FP 103028

CITY TAX

**CITY OF CHICAGO**

JAN. 31. 11

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

0000012099 #

REAL ESTATE TRANSFER TAX
0231000
FP 102812

Department of Cook County Clerk's Office

# UNOFFICIAL COPY

WITNESS Grantor(s) hand(s) this 24 day of JANUARY, 2011.



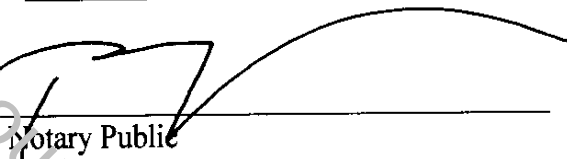
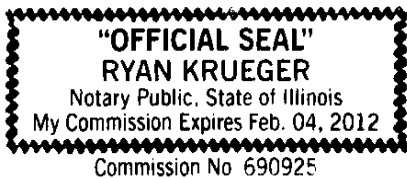
Grantor: **Scott Gottlieb**, as Managing Member of SNL Realty, LLC

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Scott Gottlieb** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal this 24 day of JANUARY, 2011.

  
Notary Public

MAIL DEED, AFTER RECORDING, TO:

Mary Niego McNamara  
10653 S. Kostner Ave.  
Oak Lawn, IL 60453

SEND FUTURE TAX BILLS TO:

Wendy Baxter  
541 N. 45th St.  
Chicago, IL 60609