

# UNOFFICIAL COPY

## THIS INSTRUMENT WAS PREPARED BY:

Michael Z. Margolies  
4709 W. Golf Road  
Suite 475  
Skokie, Illinois 60076



Doc#: 1212904149 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/08/2012 09:48 AM Pg: 1 of 3

## WARRANTY DEED

THE GRANTOR(s), KEREM PARTNERS LLC, an Illinois limited liability company, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to DAPHNE A. McDONALD, GRANTEE(s), having an address of 8027 S. Harvard, Chicago, Illinois, her successors and assigns, all interest in the real estate situated in the County of Cook in the State of Illinois, legally described on Exhibit A attached hereto and made a part hereof subject to those matters set forth on Exhibit B attached hereto and made a part hereof. The Grantors hereby convey, transfer, and waive any and all homestead rights under the Illinois Homestead Exemption Act.

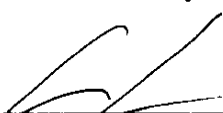
Property Address: 8425 S. Throop, Chicago, IL 60620

PIN: 20-32-313-008-0000

TO HAVE AND TO HOLD SAID PREMISES, FOREVER

IN WITNESS WHEREOF, the Grantor(s) has/have executed this Warranty Deed as of this 30<sup>th</sup> day of April, 2012.


KEREM PARTNERS LLC, an Illinois limited liability company

By:   
Abe Polatsek, Agent



FIRST AMERICAN TITLE

2080076

S Y  
P 3  
S N  
SC Y  
INT 10

REAL ESTATE TRANSFER	05/01/2012
 CHICAGO:	\$1,372.50
CTA:	\$549.00
TOTAL:	\$1,921.50

20-32-313-008-0000 | 20120401603423 | ZMMM3S

REAL ESTATE TRANSFER	05/01/2012
 COOK	\$91.50
 ILLINOIS:	\$183.00
TOTAL:	\$274.50

20-32-313-008-0000 | 20120401603423 | QFKENJ

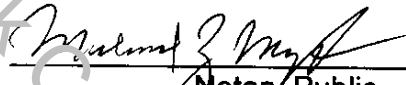
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STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ABE POLTATSEK, 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 he signed, sealed, and delivered the said instrument as his free and voluntary act and as the free and voluntary act of Kerem Partners LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this 3<sup>rd</sup> day of April, 2012.

Commission expires \_\_\_\_\_

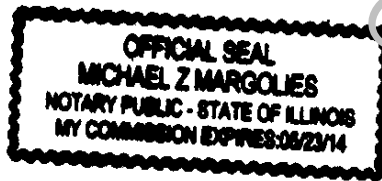
  
\_\_\_\_\_  
Notary Public

Return to After Recording:

Karen Walker  
3353 S. Prairie Ave.  
Chicago, IL 60601

Send Tax Bills To:

Daphne A. McDonald  
8425 S. Throop  
Chicago, IL 60620



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## EXHIBIT A

### Legal Description

THE NORTH  $\frac{1}{2}$  OF LOT 38 AND ALL OF LOT 39 IN BLOCK 3 IN THE RESUBDIVISION OF BLOCKS 2 AND 3 IN SISSON' S SUBDIVISION OF THE WEST  $\frac{1}{2}$  OF THE EAST  $\frac{1}{2}$  OF THE RESUBDIVISION OF BLOCKS 1 AND 4 OF GILBERT' S SUBDIVISION OF THE EAST  $\frac{1}{2}$  OF THE WEST  $\frac{1}{2}$ , ALL OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## EXHIBIT B

### Title Exceptions

Taxes for 2011 (second installment) and subsequent years; encroachments, if any, shown on survey; covenants, conditions and restrictions of record; building lines and easements; provided they do not interfere with the current use and enjoyment of the Property.

M:\Margolies\Polatsek.McDonald.Warranty Deed

Property of Cook County Clerk's Office