

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**



Doc#: 1231904107 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/14/2012 01:13 PM Pg: 1 of 2

THE GRANTOR(S), JEPZ INVESTMENTS, LLC, an Illinois 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the authority given by the President of said Corporation, CONVEY(S) and WARRANT(S) to BREAKING GROUND, INC., an Illinois not for profit 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, 3501 W. Fillmore, Chicago, IL 60624 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 663, IN MADISON STREET ADDITION, A SUBDIVISION OF PART OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, provided they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number(s): 15-10-405-016-0000  
Address(es) of Real Estate: 243 S. 12th Avenue Maywood, IL 60153

VILLAGE OF MAYWOOD  
\$ 160,000  
Real Estate Transfer Tax Paid  
11/1/12  
P 2  
S N  
SC Y  
INT D

FIRST AMERICAN  
File # 2355527

REAL ESTATE TRANSFER		11/06/2012
COOK		\$19.75
ILLINOIS:		\$39.50
<b>TOTAL:</b>		<b>\$59.25</b>

15-10-405-016-0000 | 20120901603921 | 0VQ6N5

[SIGNATURE(S) TO FOLLOW ON NEXT PAGE]

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Dated this 24 day of Sept, 2012

JEPZ Investments, LLC, an Illinois limited liability company

By: [Signature]  
Jordan S. Eckerling  
Its Manager



STATE OF ILLINOIS, COUNTY OF Lake ss.

I, the undersigned a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jordan Eckerling, Manager of JEPZ Investments, LLC, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 24<sup>th</sup> day of September, 2012

[Signature] (Notary Public)

**Prepared By:** Thompson & Thompson  
19 S. LaSalle, Suite 302  
Chicago, IL 60603

**Mail To:**

~~Mr. Keith A. Londo, Esq.~~  
~~233 S. Wacker Drive, Suite 7800~~  
~~Chicago, IL 60606~~

Sarah E. Seaman  
1617 N. Hoopne  
Chicago IL 60647

**Name & Address of Taxpayer:**

Breaking Ground, Inc.  
3501 W. Fillmore  
Chicago, IL 60624

Property of Cook County Clerk's Office