

UNOFFICIAL COPY



THIS INSTRUMENT WAS PREPARED BY:

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

Doc#: 1310041092 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/10/2013 02:37 PM Pg: 1 of 3

FIRST AMERICAN TITLE
ORDER NUMBER 24016418

WARRANTY DEED 113

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 CORY MARTIN, **GRANTEE(s)**, having an address of _____, Illinois, its 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: 7653 S. Paxton, Chicago, IL 60649

PIN: 20-25-412-017-0000

TO HAVE AND TO HOLD SAID PREMISES, FOREVER.

S
P
S
SC
INT

29th **IN WITNESS WHEREOF**, the Grantor(s) has/have executed this Warranty Deed as of this day of March, 2013.

KEREM PARTNERS LLC, an Illinois limited liability company

By: [Signature]
Abe Polatsek, Agent

| REAL ESTATE TRANSFER | | 04/10/2013 |
|----------------------|---------------|-------------------|
| | CHICAGO: | \$1,312.50 |
| | CTA: | \$525.00 |
| | TOTAL: | \$1,837.50 |

20-25-412-017-0000 | 20130301602185 | FJ4X48

| REAL ESTATE TRANSFER | | 04/01/2013 |
|----------------------|---------------|-----------------|
| | COOK | \$87.50 |
| | ILLINOIS: | \$175.00 |
| | TOTAL: | \$262.50 |

20-25-412-017-0000 | 20130301602185 | M9AK93

UNOFFICIAL COPY

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 29th day of MARCH, 2013.

Commission expires 5/23, 2014

(Signature)

Notary Public

Return to After Recording:

Scott L. Hillstrom
11212 S. Western Avenue
Suite 1
Chicago, IL 60643

Send Tax Bills To:

CORY MARTIN
7653 S. Paxton
Chicago, IL 60649



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description

LOT 46 ~~AND~~ THE SOUTH 8 1/3 FEET OF LOT 45 AND THE NORTH 10 FEET OF LOT 47 IN BLOCK 4 IN BOYD AND HALL'S SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

Title Exceptions

Taxes for 2012 (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.7653 PAXTON Sale.Warranty Deed

Property of Cook County Clerk's Office