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Doc#: 1310042129 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/10/2013 02:48 PM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Preparer File: 2300650
FATIC No.:

THE GRANTOR(S) LaDetrica Wells, an unmarried woman of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Chester David Group, Inc., of 2302 W. North Ave. Chicago, IL 60647 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 20-19-118-026-0000

Address(es) of Real Estate: 6505 S. Bell
Chicago, IL 60636

Dated this 19th day of March, 2013

LaDetrica Wells
LaDetrica Wells

Notes: The Buyer agrees that the property will not be sold within 30 days of closing and will not be sold within 30 to 90 days of the closing for a gross sales price greater than 120% of the gross sales price of this transaction.

FIRST AMERICAN TITLE
ORDER # 2300650



First American
Title Insurance Company

Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ladetrica Wells, personally known to me to be the same person(s) whose name(s) are 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 19th day of March, 2013

Charles Merritt
 Notary Public
 Official Seal
 Charles Merritt
 Notary Public State of Illinois
 My Commission Expires 06/08/2014

Prepared by:
FOX LAW FIRM, LLC
5107A Washington Street
Downers Grove, IL 60515

Mail to:
Mark Ritzman
Peregrine, Stime, Newman, Ritzman & Bruckner, Ltd
221 East Illinois St.
P.O.Box 564
Wheaton, IL 60187

Name and Address of Taxpayer:
Todd Smith
Chester David Group, Inc.
2302 W. North Ave.
Chicago, IL 60647

REAL ESTATE TRANSFER 03/29/2013
 CHICAGO: \$225.00
 CTA: \$90.00
 TOTAL: \$315.00
 20-19-118-026-0000 | 20120801605846 | 3UPSEK

REAL ESTATE TRANSFER 03/29/2013
 COOK: \$15.00
 ILLINOIS: \$30.00
 TOTAL: \$45.00
 20-19-118-026-0000 | 20120801605846 | ENQJAW

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Exhibit "A" – Legal Description

THE WEST 95 FEET OF LOT 2 (EXCEPT THE NORTH 5 FEET THEREOF) AND THE WEST 95 FEET OF THE NORTH 10 FEET OF LOT 3 IN BLOCK 45 IN S. LYNNE, BEING VAIL'S SUBDIVISION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

