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**This Instrument Prepared By and
Upon Recordation Return to:**
Mary Kruit McWilliams, Esq.
Burke, Warren, MacKay & Serritella, P.C.
330 North Wabash Avenue, 21st Floor
Chicago, Illinois 60611-3607



Doc#: 1310016054 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/10/2013 02:39 PM Pg: 1 of 3

Property of Cook County Clerk's Office

WARRANTY DEED

THE GRANTOR, ESTELA FERNANDEZ, a widow, whose address is 2302 N. Kedzie Boulevard, Chicago, Illinois 60647, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to ANGIE'S GROUP LLC - 2122 S. ASHLAND SEJES, an Illinois series limited liability company, whose address is 2302 N. Kedzie Boulevard, Chicago, Illinois 60647, all interest in the following described real estate, situated in the County of Cook and State of Illinois, to wit:


LOT 10 IN HINMAN'S SUBDIVISION OF BLOCK 64 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2122 S. Ashland Avenue, Chicago Illinois 60608
PIN: 17-19-425-043-0000

SUBJECT TO: General real estate taxes for 2012 and subsequent years, not yet due and payable; covenants, conditions and restrictions of record; public and private utility easements; matters of survey; and all matters of public record.

This is not homestead property.

Dated this 4th day of February, 2013.


ESTELA FERNANDEZ

City of Chicago
Dept. of Finance
641014



Real Estate
Transfer
Stamp

\$0.00

4/10/2013 14:22

dr00193

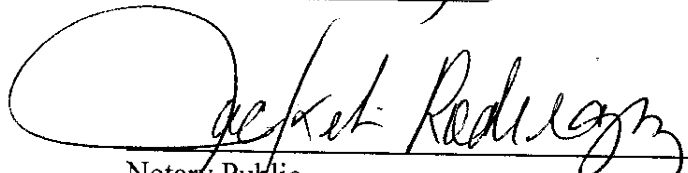
Batch 6,186,772

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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, certify that ESTELA FERNANDEZ, personally known to me or proven to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 5th day of February, 2013.


Notary Public
My Commission Expires: May 18, 2018

Mail Future Tax Bills to:
Angie's Group LLC - 2122
S. Ashland Series
2302 N. Kedzie Boulevard
Chicago, IL 60647



EXEMPT UNDER REAL ESTATE TRANSFER
TAX LAW 35 ILCS 200/31-45 SUB PAR. E,
COOK COUNTY ORD. 93-0-27 PAR. E

Signed: Mary McWilliams
Dated: 3/28/13

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 2/4, 2013.

Mary McWilliams
Grantor/Agent

Subscribed and sworn to before me this 4th
day of February, 2013.

Jill Sulok
(Notary Public)



The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 2/9, 2013.

Mary McWilliams
Grantee/Agent

Subscribed and sworn to before me this 4th
day of February, 2013.

Jill Sulok
(Notary Public)



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.