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09-8847309 SK 1/2



THIS INSTRUMENT WAS PREPARED BY:

Michael Z. Margolies  
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Suite 475  
Skokie, Illinois 60076

Doc#: 1322441007 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/12/2013 09:34 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 JENNIFER E. NICHOLS, a married woman, GRANTEE(s), having an address of 4739 N. Hamilton, Apartment 1, Chicago, Illinois 60625, 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: 4825 N. Ridgeway, Chicago, IL 60625  
Ave  
PIN: 13-11-326-012-0000

TO HAVE AND TO HOLD SAID PREMISES, FOREVER.

IN WITNESS WHEREOF, the Grantor(s) has/have executed this Warranty Deed as of this 12 day of July, 2013.

KEREM PARTNERS LLC, an Illinois limited liability company

By: [Signature]  
Abe Polatsek, Agent

REAL ESTATE TRANSFER		07/27/2013
	CHICAGO:	\$3,075.00
	CTA:	\$1,230.00
	TOTAL:	\$4,305.00
13-11-326-012-0000   20130701602298   77RUGK		

REAL ESTATE TRANSFER		07/27/2013
	COOK:	\$205.00
	ILLINOIS:	\$410.00
	TOTAL:	\$615.00
13-11-326-012-0000   20130701602298   UTLF6R		

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# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

**LOT 29 IN BLOCK 3 IN HINDMAN'S 1ST ADDITION TO WEST RAVENSWOOD A SUBDIVISION OF THE SOUTH 1/4 OF THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT STREETS DEDICATED AND EXCEPT THE WEST 13.8 FEET THEREOF) IN COOK COUNTY, ILLINOIS.**

## EXHIBIT B

### Title Exceptions

Taxes for 2013 and subsequent years; encroachments, if any, shown on survey; recorded building lines and easements; provided they do not interfere with the current use and enjoyment of the Property.

Polatsek.Kerem 4825 Ridgeway Sale.Warranty Deed

Property of Cook County Clerk's Office