

UNOFFICIAL COPY

WARRANTY DEED

OGNT #13-0024

The GRANTOR, Protocol Holdings, LLC, an Illinois Limited Liability Company, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS and WARRANTS to Lolita D. Davis, A Single Woman of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A, attached hereto



Doc#: 1322429093 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/12/2013 04:53 PM Pg: 1 of 2

(The Above Space for Recorder's Use Only)

hereby releasing and waiving all rights under by virtue of the Homestead Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever

Permanent Real Estate Index Numbers: 25-03-310-016-0000

Commonly Known Address of Real Estate: 9251 S. Indiana, Chicago, IL 60619

Subject to Exceptions attached hereto as Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed this Second (2nd) day of August, 2013.

Kathryn Salgan

Kathryn Salgan as Member of Protocol Holdings, LLC

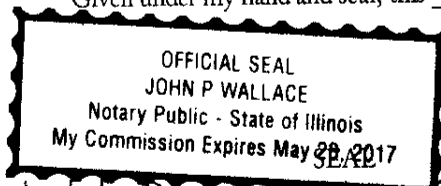
MANAGER KS

State of Illinois)

County of Cook) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that KATHRYN SALGAN, MEMBER OF PROTOCOL HOLDINGS LLC, who is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 2ND () day of August, 2013.
Commission expires _____.



John P. Wallace
Notary Public

Future Tax Bills to be Sent to: Lolita Davis 9251 S. Indiana, Chicago, IL 60619.
Document Prepared by: Apex Law Group, P.C., 3728 W. Giddings Street, FL 1, Chicago, Illinois 60625

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EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 76 IN RICHARD G. COLEMAN AND COMPANY'S RESUBDIVISION OF PARTS OF BLOCKS 3, 8 AND 10 IN FAIRMOUNT, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTH OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD OF SECTION 3 TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY:
ADDRESS: 9251 S INDIANA AVE., CHICAGO, IL 60619
PIN: 25-03-310-016-0000

EXHIBIT B

SUBJECT TO:

1. GENERAL REAL ESTATE TAXES FOR THE YEAR(S) 2013 AND SUBSEQUENT YEARS.

PARCEL IDENTIFICATION NUMBER: 25-03-310-016-0000

THE FIRST INSTALLMENT OF THE 2012 TAXES IN THE AMOUNT OF \$402.04 HAS BEEN PAID.

THE SECOND INSTALLMENT OF THE 2012 TAXES IN THE AMOUNT OF \$238.00 HAS BEEN PAID.

TAXES FOR THE YEAR 2013 ARE NOT YET DUE OR PAYABLE.

2. BUILDING SETBACK LINE OF 15 FEET (FROM THE WEST LOT LINE) AS SHOWN ON THE PLAT OF SUBDIVISION.

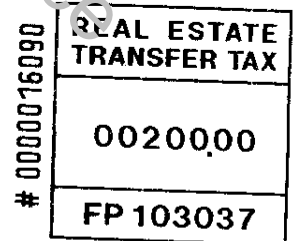
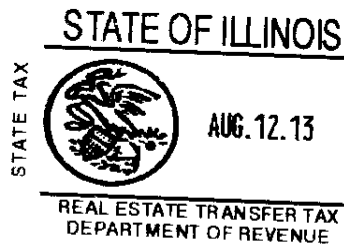
3. VIOLATION OF 15 FOOT BUILDING LINE BY 13 FEET AS DISCLOSED BY SURVEY BY MM SURVEYING CO., INC., DATED 07/07/2013 ORDER NO 179020

City of Chicago
Dept. of Finance
649708

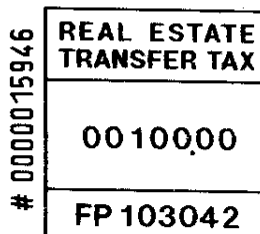
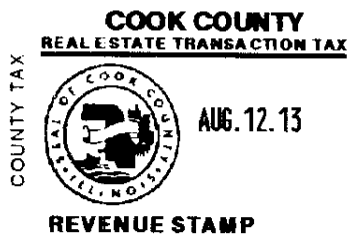


Real Estate
Transfer
Stamp
\$2,100.00

Batch 6,913,250



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