

# UNOFFICIAL COPY



This document prepared by: )  
 Name: Ryan Krueger )  
 Firm/Company: Law Office of Ryan Krueger )  
 Address: 4747 W. Peterson Avenue )  
 Suite 300 )  
 City, State, Zip: Chicago, Illinois 60646 )  
 Phone: 312-498-4586 )

Doc#: 1405926059 Fee: \$64.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Affidavit Fee: \$2.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 02/28/2014 12:42 PM Pg: 1 of 3

2507544  
 2014

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16-01-406-011-0000

(Parcel Identification Number)

## WARRANTY DEED

THE GRANTOR SNL Realty, LLC, an Illinois Limited Liability Company, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto Evolution Home Builders LLC, an Illinois Limited Liability Company, with a current address of 6160 N. Cicero Avenue, Suite 100, Chicago, Illinois 60646, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

**LOT 50 IN GROSS' HUMBOLDT PARK ADDITION TO CHICAGO BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT ONE SQUARE ACRE IN THE NORTHEAST CORNER AND ONE SQUARE ACRE IN THE NORTHWEST CORNER THEREOF) IN COOK COUNTY, ILLINOIS**

**COMMONLY KNOWN AS 2535 W. HADDON AVENUE, CHICAGO, ILLINOIS 60622.**

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

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WITNESS Grantor's hand this 28<sup>th</sup> day of January, 2014.

Grantor: SNL Realty LLC, by Scott Gottlieb,  
as Managing Member

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Scott Gottlieb** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his 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 notarial seal this 28<sup>th</sup> day of January, 2014

  
Notary Public

MAIL DEED, AFTER RECORDING, TO:

Law Office of Ryan Krueger

4747 W. Peterson Avenue, Suite 300

Chicago, Illinois 60646

SEND FUTURE TAX BILLS TO:

Evolution Home Builders LLC

6160 N. Cicero Avenue, Suite 100

Chicago, Illinois 60646

EXEMPT UNDER PROVISION OF PARAGRAPH SECTION 4,  
REAL ESTATE TRANSFER ACT.  
DATE 1/31/14  
Signature of Buyer, &

REAL ESTATE TRANSFER	02/11/2014
CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00
16-01-406-011-0000   20140101606176   9AD7C4	

REAL ESTATE TRANSFER	02/11/2014
COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00
16-01-406-011-0000   20140101606176   C078XT	



**First American**

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First American Title Insurance Company  
4230 West Irving Park Road  
Chicago, IL 60641  
Phone: (773)481-7589  
Fax: (866)425-8271

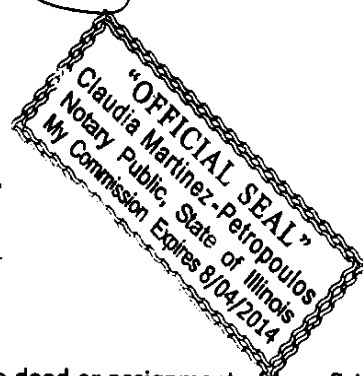
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 1/31/14 Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said RYAN KWIEBEN affiant  
this 31<sup>st</sup> day of JANUARY, 2014

Notary Public [Signature]

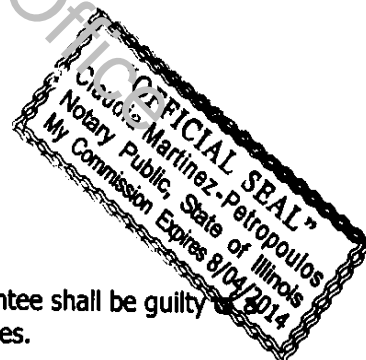


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1/31/14 Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said RYAN KWIEBEN affiant  
this 31<sup>st</sup> day of JANUARY, 2014

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of the grantee shall be guilty Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)