

UNOFFICIAL COPY



Doc#: 1412118030 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/01/2014 01:12 PM Pg: 1 of 3

01146-23252 10/1 MS

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, Linda Hwang, a married person, of the City of Austin, State of Texas, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to Kingsguard Properties, LLC, an Illinois Limited Liability Company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

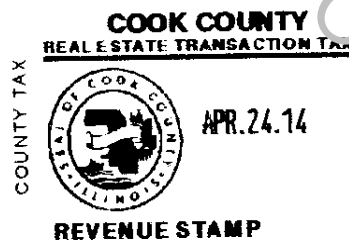
* this is not homestead property for seller *

Permanent Real Estate Index Number: 25-11-112-011-0000

Address of Real Estate: 9761 S. Ingleside Avenue
Chicago, Illinois 60628

Dated this 11th day of April, 2014.

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563



REAL ESTATE TRANSFER TAX
0002500
FP 103042

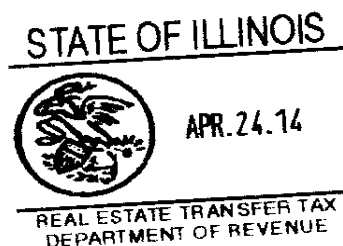
City of Chicago
Dept. of Finance
665262



Real Estate
Transfer
Stamp
\$525.00

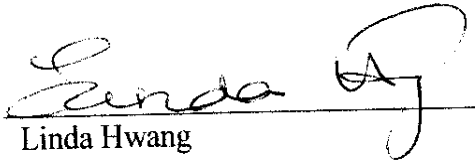
Batch: 972,644

4/24/2014 13.43
dr00196



REAL ESTATE TRANSFER TAX
0005000
FP 103037

UNOFFICIAL COPY


Linda Hwang

STATE OF Texas)
) ss.
COUNTY OF Travis)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, ^{is a married person} DO HEREBY CERTIFY THAT Linda Hwang, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said 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 official seal, this ^{14th} ~~day of~~ ^{April} ~~March~~, 2014.

  (Notary Public)

Prepared By:
Lattas, Felton and Minkus, LLC
2220 West North Avenue
Chicago, Illinois 60647

Mail To: James Pi Hacara
223 W. Jackson, # 620
Chicago, IL 60606

Name & Address of Taxpayer:
Jonathan Strauss
Kingsguard Properties, LLC
910 W. Van Buren, # 180
Chicago, IL 60629

UNOFFICIAL COPY

ALTA Commitment (6/17/06)

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Exhibit A - Legal Description

LOT 11 IN BLOCK 9 IN COTTAGE GROVE HEIGHTS, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTIONS 10 AND 11, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office