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First American Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
Corporation to Individual**



Doc#: 1414933057 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/29/2014 10:35 AM Pg: 1 of 3

FIRST AMERICAN TITLE

ORDER # 2534125

THE GRANTOR, Gemma Properties, L.C. * f/k/a DM PREMIERE PROPERTIES, LLC an Illinois limited liability company, and duly authorized to transact business in the state of Illinois, for and in consideration of Ten (\$10.00) dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEYS and WARRANTS to Lisa M. Watts of Chicago, Illinois, 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

THIS IS NOT A HOMESTEAD PROPERTY


SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes not yet due and payable and other matters of public record.

Permanent Real Estate Index Number(s): 20-27-420-035-0000
Address of Real Estate: 7738 S. Champlain Avenue, Chicago, Illinois 60619



In Witness Whereof, said party of the first part has caused its Manager to execute such Deed on this
15th day of May, 2014.

GEMMA PROPERTIES, LLC

By: 
Its Manager

REAL ESTATE TRANSFER	05/20/2014
 CHICAGO:	\$30.00
CTA:	\$12.00
TOTAL:	\$42.00

20-27-420-035-0000 | 20140501603962 | GHS8P7

REAL ESTATE TRANSFER	05/20/2014
  COOK	\$2.00
ILLINOIS:	\$4.00
TOTAL:	\$6.00

20-27-420-035-0000 | 20140501603962 | RE4HCK

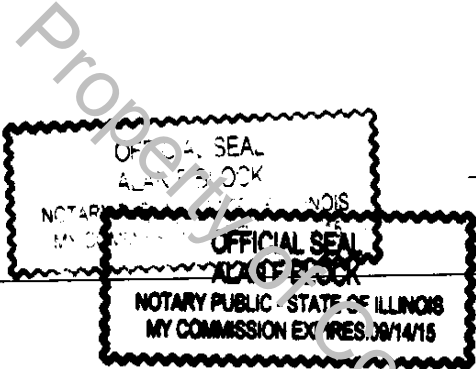
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that James Oppenheimer, personally known to me to be the Manager of Seller, appeared before me this day in person and severally acknowledged that as such James Oppenheimer, signed and delivered the said instrument, pursuant to authority given by the Manager of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of May, 20 14 .



AB (Notary Public)

Exempt

Prepared by:

Alan F. Block
 Block & Landsman
 33 N. LaSalle, Suite 1400
 Chicago, Illinois 60602

Mail to:

Phyllis Price
 30 N. Michigan, Suite 1310
 Chicago, Illinois 60602

Name and Address of Taxpayer:

Lisa M. Watts
 7738 S. CHAMPLAIN AVE.
 CHICAGO, IL 60619

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LEGAL DESCRIPTION

Legal Description: LOT 16 IN WAKEFORD FIRST ADDITION, BEING WILLIAM A. BOND'S SUBDIVISION OF BLOCK 12 OF WAKEMAN'S SUBDIVISION, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 20-27-420-035-0000 Vol. 0267 and 20-27-420-035-0000

Property Address: 7738 South Champlain Avenue, Chicago, Illinois 60619

Property of Cook County Clerk's Office