



14241330260

THIS INSTRUMENT WAS PREPARED BY:

Michael Z. Margolies  
4709 W. Golf Road  
Suite 475  
Skokie, Illinois 60076

Doc#: 1424133026 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/29/2014 11:38 AM Pg: 1 of 3

FIRST AMERICAN TITLE  
ORDER # 2506391

WARRANTY DEED 113

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 GODFRED\*ASSI BEY MENSAH and JACQUELINE ANTWI, as JOINT TENANTS with a right of survivorship GRANTEE(s), having an address of 820 W. 84<sup>th</sup> Street, Chicago, Illinois, their 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. \* 0.

Property Address: 10940 South Wallace, Chicago, IL 60628  
PIN: 25-16-317-004-0000

TO HAVE AND TO HOLD SAID PREMISES, AS JOINT TENANTS, FOREVER.

IN WITNESS WHEREOF, the Grantor(s) has/have executed this Warranty Deed as of this 30 day of July, 2014.

KEREM PARTNERS LLC, an Illinois limited liability company

By:   
Abe Polatsek, Agent

REAL ESTATE TRANSFER TAX		07-Aug-2014
CHICAGO:		1,350.00
CTA:		540.00
TOTAL:		1,890.00

25-16-317-004-0000 | 20140701616081 | 0-585-803-904

REAL ESTATE TRANSFER TAX		07-Aug-2014
COUNTY:		90.00
ILLINOIS:		180.00
TOTAL:		270.00

25-16-317-004-0000 | 20140701616081 | 0-236-810-368

S Y  
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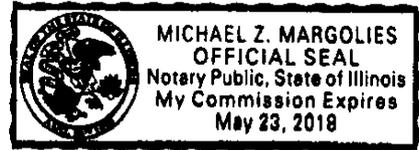
# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ABE POLTATSEK, 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 and as the free and voluntary act of Kerem Partners LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this 30 day of July, 2014.

Commission expires May 23, 2018



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

Return to After Recording:  
James E. Kostro  
4928 S. Cicero Avenue  
Chicago, IL 60638

Send Tax Bills To:  
GODFRED ASSIDEY MENSAH  
10940 South Wallace  
Chicago, IL 60628

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

**LOT 4 IN SUBDIVISION OF THE EAST 166 FT. OF LOT 53 IN SCHOOLS TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

## EXHIBIT B

### Title Exceptions

Taxes for 2014 and subsequent years; encroachments, if any, shown on survey; covenants, conditions and restrictions of record; building lines and easements; provided they do not interfere with the current use and enjoyment of the Property.

M:\Margolies\Polatsek,Kerem Wallace Sale,Warranty Deed

Property of Cook County Clerk's Office