

# UNOFFICIAL COPY



Doc#: 1426141037 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/18/2014 12:00 PM Pg: 1 of 2

This document prepared by: )  
Name: Ryan Krueger )  
Firm/Company: Law Office of Ryan Krueger )  
Address: 4747 W. Peterson Avenue )  
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FIRST AMERICAN TITLE

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**13-27-327-015-0000**  
(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 Minna Properties, LLC, with a current address of 1420 Milwaukee  
Chicago IL 60622, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

**LOT SEVEN (7) AND THE EAST FIFTEEN (15) FEET OF LOT EIGHT (8) IN BLOCK TWENTY FIVE (25) IN S. S. HAYES KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH WEST QUARTER (1/4) OF SECTION TWENTY SEVEN (27), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS 4417 W. MONTANA STREET, CHICAGO, ILLINOIS 60639.**

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.

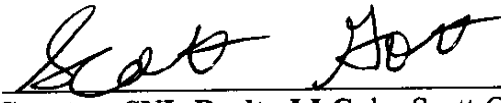
TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

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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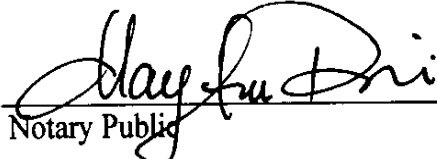
WITNESS Grantor's hand this 19 day of August, 2014.

  
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 19 day of August, 2014.

  
Notary Public





MAIL DEED, AFTER RECORDING, TO:

Minnac Properties, LLC  
1420 Milwaukee Ave  
Chicago, IL 60622

REAL ESTATE TRANSFER TAX		22-Aug-2014
	CHICAGO:	757.50
	STATE:	303.00
	TOTAL:	1,060.50
13-27-327-015-0000   20140801622614   0-266-795-136		

SEND FUTURE TAX BILLS TO:

Minnac Properties, LLC  
1420 Milwaukee Ave  
Chicago, IL 60622

REAL ESTATE TRANSFER TAX		22-Aug-2014
	COUNTY:	50.50
	ILLINOIS:	101.00
	TOTAL:	151.50
13-27-327-015-0000   20140801622614   1-522-137-216		