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Doc#: 1434318048 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/09/2014 10:08 AM Pg: 1 of 3

WSA175026 / allea LND

Warranty Deed

Illinois

Above Space for Recordors Use Only

THE GRANTOR(s) Edward J. Syperek and Alice P. Syperek, husband and wife, as tenants by the entirety, of the County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Kingsguard Properties LLC, a Delaware limited liability company, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, having its principal office at 2711 Centerville Road, Suite 400, City of Wilmington, County of New Castle, State of Delaware, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this thirty day period, Grantee is further prohibited from conveying the property for a sales price greater than \$108,000.00 until 90 days from the date*
SUBJECT TO: General taxes for 2013 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 24-05-232-044-0000

Address(es) of Real Estate: 9040 S. Central Ave., Oak Lawn, Illinois

The date of this deed of conveyance is 24TH day of NOVEMBER, 2014.

Edward J. Syperek
Edward J. Syperek

Alice P. Syperek
Alice P. Syperek

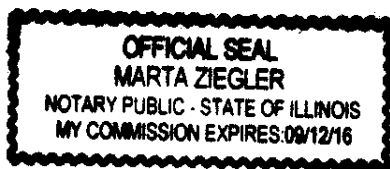
Village of Oak Lawn	Real Estate Transfer Tax	\$200	01647
Village of Oak Lawn	Real Estate Transfer Tax	\$200	01648
Village of Oak Lawn	Real Estate Transfer Tax	\$50	02165

(Impress Seal Here)

Given under my hand and official seal 25th day of NOVEMBER, 2014.

My Commission Expires 09/12/16

Marta Ziegler
(Notary Public)

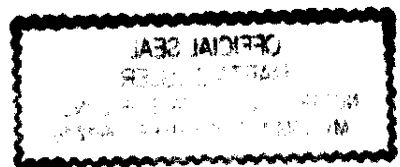


REAL ESTATE TRANSFER TAX	26-Nov-2014
COUNTY:	45.00
ILLINOIS:	90.00
TOTAL:	135.00
24-05-232-044-0000 20141101647413 1-240-359-552	

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Box 374

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Property of Cook County Clerk's Office



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LEGAL DESCRIPTION

For the premises commonly known as 9040 S. Central Ave., Oak Lawn, Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Property of Cook County Clerk's Office

Instrument prepared by:

Ellen C. Deranian

5143 S. Harper

Chicago, IL 60615

Send subsequent tax bill to:

Kingsguard Properties LLC

910 W. Van Buren, #180

Chicago, IL 60607

Recorder send recorded document

to:

Pittacera Law Group LLC
~~Kingsguard Properties LLC~~

223 W. Jackson, # 620

Chicago, IL 60606

This instrument was prepared by: Ellen C. Deranian, 5143 S. Harper, Chicago, IL 60615.

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1412 WSA175026 LP1
STREET ADDRESS: 9040 S. CENTRAL AVENUE
CITY: OAK LAWN **COUNTY:** COOK
TAX NUMBER: 24-05-232-044-0000

LEGAL DESCRIPTION:

LOTS 35, 36 AND 37 IN CENTRAL AVENUE AND 91ST STREET SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office