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This document was prepared by:

Leon Zelechowski
111 W. Washington, Suite 1051
Chicago, Illinois 60602

After recording return to and mail tax bills to:

JOHN LIM
4018 N. HARDING AVE.
CHICAGO IL 60618



Doc#: 1508242028 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/23/2015 10:33 AM Pg: 1 of 4

Recorder's use only.

WARRANTY DEED

THIS INDENTURE, made this 23 day of March, 2015, between 4024 Harding, LLC, an Illinois limited liability company, of Chicago, Illinois, party of the first part, and John Lim, a married man, whose address is at 4018 N. Harding, Chicago, Illinois 60618, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Lake, State of Illinois, known and described as follows, to wit:

See attached Exhibit A

P.I.N. 13-14-326-031-0000

Address of Real Estate: 4018 N. Harding, Chicago, Illinois 60618

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the party of the second part, forever.

BOX 15

S Y
P 4
S N
SC Y
INT Y

FIDELITY NATIONAL TITLE

GH 5001087

1 of 2

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And the party of the first part, for itself and its successors, does hereby covenant, promise and agree to and with the party of the second part, and successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except, as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions or record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as authorized agent of the party of the first part as of the day and year first above written.

4024 Harding, LLC
an Illinois limited liability company

By: CG Realty Group, Ltd., its Manager

By: 

Property of Cook County Clerk's Office

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ACKNOWLEDGMENTS

STATE OF ILLINOIS)
)
 COUNTY OF COOK) ss.

On March 10 2015, before me, Heather A. Bieda, a notary public for the State of Illinois, personally appeared Steven Glick, President of CG Realty Group, Ltd., which is the Manager of 4024 Harding, LLC, an Illinois limited liability company, and who is personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

Witness my hand and official seal.



Heather A. Bieda
 Signature

REAL ESTATE TRANSFER TAX		13-Mar-2015
	COUNTY:	277.50
	ILLINOIS:	735.00
	TOTAL:	1,132.50
3-14-326-031-0000 20150301668602 1-754-804-608		

REAL ESTATE TRANSFER TAX		13-Mar-2015
	CHICAGO:	5,662.50
	CTA:	2,265.00
	TOTAL:	7,927.50
13-14-326-031-0000 20150301668602 1-470-632-320		

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 8 (EXCEPT THE NORTH HALF THEREOF) IN BLOCK 2 IN EDWARDS AND DANA'S ADDITION TO IRVING PARK, SAID ADDITION BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

P.I.N. 13-14-326-031-0000

Address of Real Estate: 4018 N. Harding, Chicago, Illinois 60618

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