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Doc#: 1509747432 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/07/2015 02:22 PM Pg: 1 of 3

40017638 1/3
WARRANTY DEED (4-2)
GPT

Prepared by:

Richard J. Rubin
439 North Western Avenue
Chicago, Illinois 60612

After recording, mail to:

Margaret M. Cahill
Earnings Cahill, Ltd
810 Arlington Avenue
LaGrange, IL 60525

Know All Men By These Presents, that JAG3 Properties, LLC, an Illinois limited liability company (the "Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid, by 1336 W. Nelson, LLC, an Illinois limited liability company (the "Grantee") of (Grantee's address) 2512 North Maplewood Avenue, Chicago, Illinois 60647 to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents, does GRANT, BARGAIN, SELL, and CONVEY unto Grantee the following described real estate, situated in the County of Cook, in the State of Illinois, to-wit:

For legal description see Exhibit "A" which is attached hereto and made a part hereof.

Commonly known and described as: 1336 West Nelson Street, Chicago, Illinois 60657

Permanent index numbers: 14 - 29 - 110 - 033 - 0000

(the "Property") subject to : Covenants, conditions, restrictions and easements of record; and general real estate taxes for the year 2014 and subsequent years.

EXECUTED the 1st day of April, 2015

JAG3 Properties, LLC
an Illinois limited liability company

By: Patricia Bochey
Patricia Bochey, its manager

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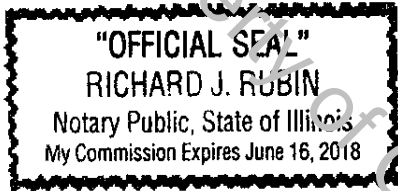
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STATE OF ILLINOIS)
)
 COUNTY OF COOK)

ss.


The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Patricia Bochey, personally known to me to be the manager of JAG3 Properties LLC, an Illinois limited liability company, and 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 she as such manager, signed and delivered the said instrument as her 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 1st day of April, 2015.



[Handwritten Signature]

 Notary Public

REAL ESTATE TRANSFER TAX	01-Apr-2015
	CHICAGO: 4,687.50
	CTA: 1,875.00
	TOTAL: 6,562.50
14-29-110-033-0000 20150401674391 0-663-480-704	

REAL ESTATE TRANSFER TAX	01-Apr-2015
 	COUNTY: 312.50
	ILLINOIS: 625.00
	TOTAL: 937.50
14-29-110-033-0000 20150401674391 1-615-097-344	

Property of Cook County Clerk's Office

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EXHIBIT "A"

Legal description

Lot 276 in John P. Altgeld's Subdivision of Blocks 1 to 4 and 7, the North ½ of Block 6 in the Subdivision of that part lying Northeasterly of the Center Line of Lincoln Avenue of the Northwest 1/4 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office