



Doc#: 1513441096 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/14/2015 03:52 PM Pg: 1 of 3

**WARRANTY DEED  
ILLINOIS STATUTORY**

15BAR34554  
PLEASE RETURN TO:  
BARRISTER TITLE  
15000 SO CHERO AVE.  
OAK FOREST, IL 60452

(The Above Space for Recorder's Use Only)

THE GRANTOR, Praetorian Capital, LLC, a Florida limited liability company, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Israel Pedroza, of 3014 S. Kenneth Avenue, Chicago, Illinois 60623, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 19-10-108-051-0000  
Property Address: 4800 S Kilpatrick Avenue, Chicago, IL 60632

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes not due and payable at the time of Closing including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 7<sup>th</sup> day of April, 2015.

PRAETORIAN CAPITAL, LLC  
a Florida limited liability company

By:   
Name: Lora Kyla  
on behalf of Cannabis-Rx, Inc  
as sole Manager/Member of Praetorian  
Capital, LLC

REAL ESTATE TRANSFER TAX	13-May-2015
	COUNTY: 110.00
	ILLINOIS: 220.00
	TOTAL: 330.00

19-10-108-051-0000 | 20150401680176 | 1-552-502-144

# UNOFFICIAL COPY

STATE OF Arizona )  
 ) SS  
 COUNTY OF Maricopa )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rolon Kylo 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 they signed, sealed and delivered in the instrument as their 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 7<sup>th</sup> day of April, 2015.

Caren Doebling  
 Notary Public



THIS INSTRUMENT PREPARED BY  
 Talarico Law Group  
 15000 S. Cicero Ave.  
 Oak Forest, IL 60452

MAIL TO:

~~Victoria I Perez, R. C.  
 4125 N Lincoln Avenue #1  
 Chicago, IL 60618~~

SEND SUBSEQUENT TAX BILLS TO:

Israel Pedroza  
 4800 S Kilpatrick Avenue  
 Chicago, IL 60632



REAL ESTATE TRANSFER TAX	13-May-2015
CHICAGO:	1,650.00
CTA:	660.00
<b>TOTAL:</b>	<b>2,310.00</b>



19-10-108-051-0000 | 20150401680176 | 1-672-613-248

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## **EXHIBIT A LEGAL DESCRIPTION**

The north 30 feet of lot 20 in block 7 in Frederick H. Bartlett's centerfield, being a subdivision of the west half of the northwest quarter of section 10, township 38 north, range 13, east of the third principal meridian, (except the east 158 feet thereof), in Cook County, Illinois.

C/K/A: 4800 S. Kilpatrick Avenue, Chicago, Illinois 60632

PIN: 19-10-108-051-0000

Property of Cook County Clerk's Office