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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



(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, lo 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

Covenants, conditions and restrictions of record private and utility SUBJECT TO: 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.

__ day of April, 2015.

PRAETORIAN CAPITAL, LLC a Florida limited liability company

By: Name:

on behalf of Cannahis TRX, inc.

as sole Manager/Member of Praetorian Capital, LLC

REAL ESTATE TRANSFER TAX 13-May-2015 110.00 COUNTY: ILLINOIS: 220 00 TOTAL: 330.00

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

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CCRD REVIEWER

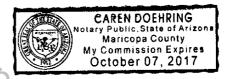
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STATE OF COUNTY OF Maruspa) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Room Ky to 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 toy band and notarial seal, this 2 day of April, 2015.

Notary Public



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

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Victoria T Perez, R. C./ 4126 N Lincoln Avenue #1 Chicago, IL 60618

Israel Pedroza 4800 S Kilpatrick Avenue Chicago, IL 60632



REAL ESTATE TRANSFER TAX		13-May-2015
	CHICAGO:	1,650.00
8 121 5	CTA:	660.00
	TOTAL:	2,310.00

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.

JS. 108-05.

TODE THE OF COUNTY CLERK'S OFFICE C/K/A: 4800 S. Kilpatrick Avenue, Chicago, Illinois 60632

PIN: 19-10-108-051-0000