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THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING MAIL TO:

Eric J. Malnar Stahl Cowen Crowley Addis LLC 55 West Monroe Street Suite 1200 Chicago, IL 60603



Doc#: 1513519071 Fee: \$64.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds Date: 05/15/2015 11:48 AM Pg: 1 of 3

WARRANTY DEED

Monoleto R. Wilborn and Adrienne L. Dancy Wilborn (the "Grantors"), for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JEFF BV - COMMERCIAL, LLC, an Illinois limited liability company (the "Grantee"), of 7936 S. Cottage Grove, in the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THAT PART OF THE SOUTH 40.80 FEET OF THE NORTH 163.20 FEET LYING WEST OF PUBLIC ALLEY OF LOTS 6 TO 13 (EXCEPT PART IN THOMAS A. HALLS ADDITION TO HYDE PARK) TAKEN AS A TRACT, IN BLOCK 7 IN WAIT & BOWEN'S SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF RAILROAD, PL COOK COUNTY, ILLINOIS.

P.I.N.: 20-23-213-068-0000

Commonly known as: 6533 South Kenwood Avenue, Chicago, liliucia 60637

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

SUBJECT TO: covenants, conditions, and restrictions of record, public and utility casements; and to general real estate taxes for 2014 and subsequent years not yet due or payable, and (i) that certain Mortgage dated January 27, 2009, from Grantors in favor ShoreBank recorded with the Recorder of Deeds in Cook, County, Illinois (the "Recorder's Office") on May 20, 2009 as Document No. 0914035047, (the "Mortgage").

NOTWITHSTANDING THE TERMS OF THIS CONVEYANCE, THE FEE ESTATE CONVEYED BY THIS WARRANTY DEED SHALL NOT BE CONSTRUED TO MERGE WITH THE MORTGAGE AND THE ASSIGNMENT OF RENTS AND THE MORTGAGE AND THE ASSIGNMENT OF RENTS SHALL SURVIVE THIS CONVEYANCE UNLESS OTHERWISE RELEASED OR TERMINATED.

GRANTOR CERTIFIES THAT THIS IS NOT A HOMESTEAD PROPERTY.

Exempt pursuant to 35 ILCS 200/31-45(1)

CCRO REVIEWER W

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IN WITNESS WHEREOF, Grantor has signed day of, 2015.	l and delivered this Warranty Deed on this <u>15</u>
· /	MONOLETO R. WILBORN ALLAND J. LANGY-WILSON
Exempt from tax under 35 ILCS 200/31-45(1	m).
By: Attorney for Grantee Date: 25, 2015	
STATE OF ILLINOIS COUNTY OF COOK) SS	
I, the undersigned, a Notary Public in and for second control of the control of t	said County, in the State aforesaid, DO HEREBY known to me to be the same individual whose ent appeared before me this day in person, and ered the said instrument as his free and voluntary
Given under my hand and official seal, this $\underline{\mathcal{Y}}$	Oday of L. 2015. Notary Public
	Commission expires:
Send Subsequent Tax Bills to:	Co
JEFF BV - COMMERCIAL, LLC 7936 S. Cottage Grove Chicago, Illinois 60619 Attention: Real Estate Department	OFFICIAL SEAL THOMAS J. SCANNELL NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 1:29:2817

REAL ESTATE TRA	NSFER TAX	15-May-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
20-23-213-068-000	00 20150501686878	2-131-135-872

REAL ESTATE TRANSFER TAX		15-May-2015	
		COUNTY:	0.00
		ILLINOIS:	0.00
	TOTAL:	0.00	
20-23-213-068-0000 20150501686878		0-855-715-200	

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 14, 2015 Grantor or SUBSCRIBED AND SWORN to before me by the said Granter OFFICIAL SEAL this (day of TAMI A. DEACON NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 2/18/2016 Notary Public The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Dated May 14, 2015 Signature SUBSCRIBED AND SWORN to before 2015. **Notary Public** OFFICIAL TAMI A. DEACON NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 2/18/2016