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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

Monoletto 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, IN COOK COUNTY, ILLINOIS.

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

Commonly known as: 6533 South Kenwood Avenue, Chicago, Illinois 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 easements; 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)

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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

Signature *Lauren Carpenter*
Grantor or Agent

SUBSCRIBED AND SWORN to before
me by the said Grantor
this 14th day of May, 2015.

Tami A. Deacon
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 *Lauren Carpenter*
Grantee or Agent

SUBSCRIBED AND SWORN to before
me by the said Grantee
this 14th day of May, 2015.

Tami A. Deacon
Notary Public

