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WARRANTY DEED AH PP
GENERAL (2)



Doc#: 1514133002 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/21/2015 08:29 AM Pg: 1 of 2

Property of Cook County Clerk's Office

THE GRANTOR(S),
THR Property Illinois, L.P. A Delaware Limited Partnership, of the city of **Chicago**, County of **Cook**, Commonwealth of **ILLINOIS**, for and in consideration of Ten Dollars (\$10.00) in hand paid, remise(s), release(s), alien(s), and convey(s) to **Northside Builders, Inc**, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Lot 6 in Block 8 in Grant and Keeney's Addition to Pennock, a Subdivision of the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 35, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to the following:

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; and to General Taxes for 2014 and subsequent years.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): **13-35-124-022-0000**

Address of Real Estate: **2044 N. Hamlin Ave., Chicago, IL 60647**

Dated this 4 day of May, 2015

Jeffrey Kershner as signor for THR Property Illinois, L.P.
A Delaware Limited Partnership

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BOX 333-CT

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STATE OF Illinois, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jeffrey Keschner personally known to me to be the person(s) whose name(s) _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____ signed, sealed, and delivered the said instrument as _____ 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 official seal, this 4 day of May, 2015



Joanna Aviles (Notary Public)

Prepared By: Segel Law Group, Inc., 1827 Walden Office Square, Suite 450, Schaumburg IL 60173

Mail To:
Northside Builders Inc
4353 N. Western Ave.
Chicago, IL 60618

REAL ESTATE TRANSFER TAX		14-May-2015
	COUNTY:	58.00
	ILLINOIS:	116.00
	TOTAL:	174.00
13-35-124-022-0000 20150401682893 1-486-654-848		

REAL ESTATE TRANSFER TAX		14-May-2015
	CHICAGO:	870.00
	CTA:	348.00
	TOTAL:	1,218.00
13-35-124-022-0000 20150401682893 0-726-936-960		

Name and Address of Taxpayer/Address of Property:

Northside Builders Inc 4353 N. Western Ave. Chicago, IL 60618