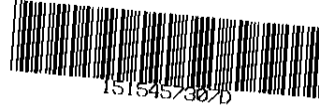


# UNOFFICIAL COPY

40018987 1/2

**GIT** (S-29)  
**WARRANTY DEED**



Doc#: 1515457307 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/03/2015 01:20 PM Pg: 1 of 3

THE GRANTOR, KINGSGUARD PROPERTIES, LLC, an Illinois limited liability company for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby **CONVEYS** and **WARRANTS** to MAURO GUZMAN VAZQUEZ, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject only to: general real estate taxes not due and payable as of the date hereof; applicable zoning and building laws and ordinances; covenants, conditions and restrictions of record; private, public and utility easements; rights, if any, of persons providing private television or communication services; acts done or suffered to be done by Grantee or anyone claiming by, through or under Grantee, and any other matters which shall be insured over by the title insurer;

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

Permanent Real Estate Index Numbers  
19-27-311-037-0000

Address of Real Estate  
7700 S. Knox Avenue, Chicago, IL 60652

Dated this 27<sup>th</sup> day of May, 2015.

By: [Signature]  
Jonathan Strauss,  
Manager of Kingsguard Properties, LLC

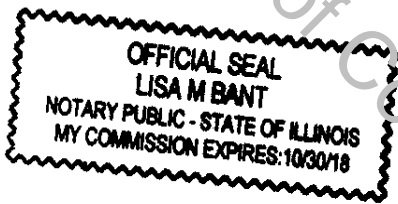
3

# UNOFFICIAL COPY

STATE OF ILLINOIS       )  
   )  
 COUNTY OF COOK        )        ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that JONATHAN STRAUSS of KINGSGUARD PROPERTIES, LLC 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 and delivered the said instrument as their free and voluntary act, and the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27<sup>th</sup> day of May, 2015.



Lisa M. Bant  
 Notary Public

Send subsequent tax bills to:

~~Mauro Vazquez~~ Guzman Vazquez  
 7700 S. Knox Ave.  
 Chicago, IL 60652

After recording send to:

~~Maria Cabrera~~  
 4126 N. Lincoln, Unit 1  
 Chicago, IL 60618

Mauro Guzman Vazquez  
7700 S. Knox Ave  
Chicago, IL  
60652

This instrument was prepared by:

James R. Pittacora  
 Pittacora Law Group, LLC.  
 223 W. Jackson Blvd., Ste. 620  
 Chicago, IL 60606

REAL ESTATE TRANSFER TAX		28-May-2015
	CHICAGO:	1,147.50
	CTA:	459.00
	TOTAL:	1,606.50

19-27-311-037-0000 | 20150501688912 | 0-634-477-952

REAL ESTATE TRANSFER TAX		28-May-2015
	COUNTY:	76.50
	ILLINOIS:	153.00
	TOTAL:	229.50

19-27-311-037-0000 | 20150501688912 | 1-413-684-608

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## EXHIBIT A

LOT 1 AND THE NORTH 4 FEET 8 INCHES OF LOT 2 IN BLOCK 10 IN FRANK A. MULHOLLAND'S 79<sup>TH</sup> STREET CICERO AND CRAWFORD AVENUE DEVELOPMENT, A SUBDIVISION IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1926 AS DOCUMENT 10079413, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office