

# UNOFFICIAL COPY



## WARRANTY DEED (ILLINOIS)

Doc#: 1524310042 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/31/2015 11:40 AM Pg: 1 of 2

Mail to:  
JAMES BIGGS  
2648 S. HILLOCK AVE.  
CHICAGO, IL 60608

Send Tax Bills to:  
JAMES BIGGS  
2648 S. HILLOCK AVE.  
CHICAGO, IL 60608

**THIS INDENTURE**, made this **24 JULY 2015**, between **GRANTOR, KASPER DEVELOPMENT, LLC.**, a domestic corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **JAMES BIGGS and JENNIFER BIGGS**; in **Tenancy by Entirety**, party of the second part, **WITNESSETH**, that the party of the first part, for in consideration of Ten (\$10.00) dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledge, and pursuant to authority of the Board of Director of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second party, and to their heirs and assigns, **FOREVER**, all the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

### Legal Description:

THE EAST 1/2 OF LOT 15 OF BLOCK 7 IN MANIERRE AND Aiken's SUBDIVISION OF LOTS 6 AND 7 IN BLOCKS 5 AND 6 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Tax #: 17-29-307-074-0000

Common Address: **2648 S. HILLOCK AVE. CHICAGO, IL 60608**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the herditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

1 of 2 No Abs  
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And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs 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 in cumbered 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:

General Taxes for the year 2015 and subsequent years.

**IN WITNESS WHEREOF**, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

Dated: **24 JULY 2015**

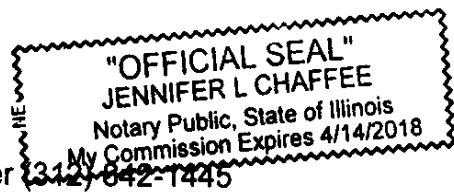
**KASPER DEVELOPMENT, LLC**

By: **JOSEPH SKIBA**, Managing Member



State of Illinois, County of Cook)ss I, **Conrad O. Duncker**, Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **JOSEPH SKIBA** personally known to me to be the Managing Member of **KASPER DEVELOPMENT, LLC.**, a domestic corporation, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument, pursuant to authority, as Managing Member of his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.


Given under my hand and official seal, this **24 JULY 2015**.  
My Commission expires 8 June 2016.

Notary Public: \_\_\_\_\_



This instrument was prepared by Conrad O. Duncker  
259 W. 31<sup>st</sup> Street; Chicago; Illinois 60616

REAL ESTATE TRANSFER TAX		20-Aug-2015
	COUNTY:	262.00
	ILLINOIS:	524.00
	<b>TOTAL:</b>	<b>786.00</b>

REAL ESTATE TRANSFER TAX		20-Aug-2015
	CHICAGO:	3,930.00
	CTA:	1,572.00
	<b>TOTAL:</b>	<b>5,502.00</b>