## **UNOFFICIAL COPY**

1575,4470741

Doc#: 1525447074 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 09/11/2015 11:11 AM Pg: 1 of 3

400 F1414 (12)
WARRANTY DEED

9-2

THE GRANTOR, KINCSGUARD 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 MERLINE LONGMORE THOMAS AND PATRICK THOMAS, 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 berein 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 24-05-232-044

Address of Real Estate 9040 Central Ave., Oak Lawn, IL 60453

Dated this day of Angust. 2015.

Jonathan Strauss

Manager of Kingsguard Properties, LLC

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## **UNOFFICIAL COPY**

STATE OF ILLINOIS	)	
	)	SS.
COUNTY OF COOK	)	

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 day of July, 2015.



Send subsequent tax bills to:

Merline Longmore Thomas Patrick Thomas 9040 Central Ave. Oak Lawn, IL 60453

This instrument was prepared by:

James R. Pittacora Pittacora Law Group, LLC. 223 W. Jackson Blvd., Stc. 620 Chicago, IL 60606 After recording send to:

Fail I. Montes III 1740 W. 99<sup>th</sup> Street Chicago, II 60643

of	THE COURSE OF THE COURSE	
Oak Lawn	\$50	02549
Village of	Real Estate Fransi	fer Tax
Oak Lawn	Control states	01701
Village of	Real Estas fran S500	ster Tax
Oak Lawn	5.000	02150

Village

REAL ES	TATE TRAN	ISFER TAX	01-Sep-2015
	(C)		
		COUNTY:	98.50
	ILLINOIS:	197.00	
	TOTAL:	295.50	
24-05-232	2-044-0000	20150601692717	0.050.000.000

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## **UNOFFICIAL COPY**

## **LEGAL DESCRIPTION**

LOTS 35, 36 AND 37 IN CENTRAL AVENUE AND 91<sup>ST</sup> STREET SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office