

UNOFFICIAL COPY

Prepared by:

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Doc#: 1529516027 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/22/2015 11:53 AM Pg: 1 of 2

After recording mail to:

Patricia Gutierrez Pascual Law, P.C.
Attn: Patricia Gutierrez Pascual
5716 West Lawrence Avenue
Chicago, Illinois 60630

Send future tax bills to:

Jennifer Higgs
5900 Oxford St Unit 4
St. Louis Park MN 55416

(Above space for Recorder's use only)

MGR

SPECIAL WARRANTY DEED

THE GRANTOR, **QUAD2 PROPERTIES LLC**, an Illinois series limited liability company (f/k/a Chappel 7025, LLC), whose principal place of business is One University Plaza, Suite 623, Hackensack, New Jersey 07601 ("Grantor"), for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANT, BARGAIN, SELL AND CONVEY, with special warranty covenants, **JENNIFER HIGGS** ("Grantee"), having an address of 5900 Oxford Street, St. Louis Park, Minnesota, 55416, all of its right, title and interest in the following described Real Estate:

THE EAST 3 FEET OF LOT 31 AND ALL OF LOT 32 IN DAVIS SUBDIVISION OF LOTS 124 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 5427 W. Adams, Chicago, Illinois 60644
PIN: 16-16-107-007-0000.

SUBJECT TO: (a) general real estate taxes not yet due or payable; (b) covenants, conditions and restrictions of record; (c) building lines and easements of record; and (d) acts done or suffered by Grantee or anyone claiming through Grantee.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[signature and notary page follows]

CCRD REVIEWER RA

REAL ESTATE TRANSFER TAX 22-Oct-2015



COUNTY: 98.00
ILLINOIS: 196.00
TOTAL: 294.00

16-16-107-007-0000 | 20151001633826 | 1-456-549-952

REAL ESTATE TRANSFER TAX



CHICAGO: 1,470.00
CTA: 588.00
TOTAL: 2,058.00

16-16-107-007-0000 | 20151001633826 | 1-599-066-176

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