

# UNOFFICIAL COPY

## WARRANTY DEED

70021536 1/3

(11-30)  
GIT



Doc#: 1533557027 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/01/2015 10:44 AM 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 MARIAH<sup>M</sup> MONTEJANO and ~~JOSÉ~~ CASTELLANO, As JOINT TENANTS, 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 Address of Real Estate

19-04-425-023-0000

4628 S. LeClaire Avenue, Chicago, IL 60638

Dated this 14 day of NOVEMBER, 2015.

By: Rishi Chadda  
Rishi Chadda

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Manager of Kingsguard Properties, LLC

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 RISHI CHADDA 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 10<sup>th</sup> day of November, 2015.



Lisa M. Bant  
Notary Public

REAL ESTATE TRANSFER TAX		25-Nov-2015
CHICAGO:	1,425.00	
CTA:	570.00	
TOTAL:	1,995.00	
19-04-425-023-0000	20151101645876	1-478-195-264

Send subsequent tax bills to:

Mariah Montejano  
Joseh Castellano  
4628 S. LeClaire Ave.  
Chicago, IL 60638

After recording send to:

Paul B. Garver  
Hawbecker & Garver, LLC  
26 Blaine Street  
Hinsdale, IL 60521

REAL ESTATE TRANSFER TAX		25-Nov-2015
COUNTY:	95.00	
ILLINOIS:	190.00	
TOTAL:	285.00	
19-04-425-023-0000	20151101645876	0-637-130-816

This instrument was prepared by:

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

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## LEGAL DESCRIPTION

LOT 9 IN BLOCK 27 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO,  
BEING A SUBDIVISION IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 4 AND THE  
NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 38 NORTH,  
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

Property of Cook County Clerk's Office