



Chicago Title Insurance Company  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**

709 942 UNOFFICIAL COPY



Doc#: 1601419051 Fee: \$46.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 01/14/2016 10:42 AM Pg: 1 of 5

THE GRANTOR(S), M & S CAPITAL, LLC, a limited liability company organized under the laws of the State of Illinois, of 6641 North St. Louis Avenue, Lincolnwood, County of Cook, State of Illinois 60715 for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to CITYWIDE PROPERTY INVESTMENTS, LLC, a limited liability company organized under the laws of the State of Illinois, of (GRANTEE'S ADDRESS) 1628 Windward Court, Naperville, Illinois 60563 of the County of DuPage, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE NORTH 3.7 FEET OF LOT 17 AND ALL OF LOTS 18, 19 AND 20 (EXCEPT THE NORTH 22 FEET) IN THE SUBDIVISION OF BLOCK 2 IN CONRAD SEIPP'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

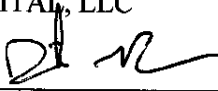
**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, existing leases and tenancies, any confirmed special tax or assessment, general taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2014, 2015; litigation now pending before the Circuit Court of Cook County, Illinois, Municipal Division, 1st Municipal District, under the name and style of City of Chicago vs. M & S Capital, LLC., et al, housing court case number 2015 M1 401766; any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law, and not shown on the public record;

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

Permanent Real Estate Index Number(s): 20-25-101-002-0000  
 Address(es) of Real Estate: 7115 S. Cornell Avenue, Chicago IL 60649

Dated this 29th day of December, 2015

M & S CAPITAL, LLC

By:   
 David Meiselman  
 Manager

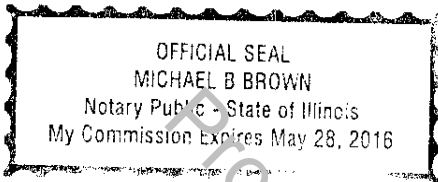
*Risto*

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DAVID MEISELMAN personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29<sup>th</sup> day of December, 2015



*(Signature)*  
(Notary Public)

**Prepared By:** Paul J. Prybylo, Esq.  
Hesik~Prybylo Law Offices  
821 Garfield Street  
Oak Park, Illinois 60304  
(708) 383-4175

**Mail To:**

Michael Yashar, Esq.  
Law Offices of Michael Yashar  
~~829 N. Milwaukee Ave.~~ 3701 S. Halsted  
Chicago, Illinois ~~60642~~ 60657

**Name & Address of Taxpayer:**

CITYWIDE PROPERTY INVESTMENTS, LLC.  
1628 Windward Avenue  
Naperville IL 60563

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## **EXHIBIT A**

The North 3.7 feet of Lot 17 and all of Lots 18, 19, and 20 (except the North 22 feet), in the Subdivision of Block 2 in Conrad Seipp's Subdivision of the West Half of the Northwest Quarter of Section 25, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

12-Jan-2016

**CHICAGO:**

825.00

**CTA:**

330.00

**TOTAL:**

1,155.00 \*

20-25-101-002-0000 | 20151201655477 | 1-959-451-712

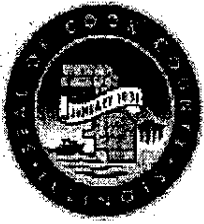
\* Total does not include any applicable penalty or interest due.

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**REAL ESTATE TRANSFER TAX**

12-Jan-2016



<b>COUNTY:</b>	55.00
<b>ILLINOIS:</b>	110.00
<b>TOTAL:</b>	165.00

20-25-101-002-0000 | 20151201655477 | 0-594-861-120