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Doc#: 1603518020 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/04/2016 09:24 AM Pg: 1 of 3

WARRANTY DEED

15-1796 2014

Matthew E. O'Donnell and Jennifer E. Shaffer, n/k/a/ Jennifer O'Donnell, husband and wife, 4S327 Florence Road, Big Rock, IL 60511 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **4344 N Lawndale Inc.**, 2842 W. Chicago Ave., Chicago, IL 60622 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:


See attached legal description



Permanent Real Estate Index Number: 13-14-305-023-0000

Address of Real Estate: 4344 N. Lawndale Ave., Chicago, IL 60618

SUBJECT TO: ~~covenants, conditions, and restrictions of record~~; public and utility easements; ~~existing leases and tenancies~~, if any; visible private and public roads and easements therefore; building setback line and use or occupancy restrictions; zoning laws and ordinances, acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

| REAL ESTATE TRANSFER TAX | 03-Feb-2016 |
|---|-------------------|
|  | CHICAGO: 1,050.00 |
| | CTA: 420.00 |
| | TOTAL: 1,470.00 * |

| REAL ESTATE TRANSFER TAX | 03-Feb-2016 |
|--|------------------|
|   | COUNTY: 70.00 |
| | ILLINOIS: 140.00 |
| | TOTAL: 210.00 |

13-14-305-023-0000 | 20160101664750 | 0-962-843-200

13-14-305-023-0000 | 20160101664750 | 1-773-417-024

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

RH

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Dated: 1/24, 2016

Matthew E. O'Donnell
Matthew E. O'Donnell

Jennifer E. Shaffer, n.k.a. Jennifer O'Donnell
Jennifer E. Shaffer, n/k/a/ Jennifer O'Donnell

STATE OF IL)
) SS)
COUNTY OF Kane)

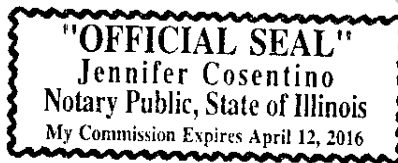
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Matthew E. O'Donnell and Jennifer E. Shaffer, n/k/a/ Jennifer O'Donnell** are personally known to me to be the same persons whose names are 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, for the uses and purposes therein set forth.

Given under my hand and under this seal this 24 day of January, 2016

Jennifer Cosentino
Notary Public

Commission expires: 11-12-16



Prepared By:

Gregory A. Braun, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and

Name and Address of Taxpayer:

~~Eco Development~~ 4344 N LAWNSDALE INC.
~~4344 N. Lawndale Ave.~~ 2848 W. CHICAGO AVE., STE. A.
~~Chicago, IL 60618~~ CHICAGO, IL 60622

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Commitment No.: FD-15-1296

SCHEDULE C

The land referred to in this Commitment is described as follows:

Lot 46 in Block 6 in William B. Walkers Subdivision of Lots 1 to 31 inclusive in W.B. Walkers Addition to Chicago in the Southwest Quarter of section 14, Township 40 North, range 13, east of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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