

# UNOFFICIAL COPY



Doc#: 1603647021 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/05/2016 09:55 AM Pg: 1 of 3

## WARRANTY DEED

40022062 <sup>Be</sup> '13

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GIT

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 ENJOLI FLETCHER, a single woman, 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  
25-08-211-041-0000

Address of Real Estate  
9628 S. Morgan, Chicago, IL 60643  
St.

Dated this 16 day of NOVEMBER, 2015.

By: [Signature]  
RISHI CHADDA,  
Manager of Kingsguard Properties, LLC

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STATE OF ILLINOIS        )  
   )  
 COUNTY OF COOK         )        ss.

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 16<sup>th</sup> ~~October~~ <sup>November</sup> day of ~~October~~, 2015.



*Lisa M. Bant*  
 \_\_\_\_\_  
 Notary Public

Send subsequent tax bills to:


Enjoli Fletcher  
 9628 S. Morgan  
 Chicago, IL 60643



After recording send to:

Karen Walker  
 3553 S. Prairie #1  
 Chicago, IL 60616

This instrument was prepared by:

James R. Pittacora  
 Pittacora Law Group, LLC.  
 223 W. Jackson Blvd., Ste. 620  
 Chicago, IL 60606

REAL ESTATE TRANSFER TAX		28-Jan-2016
	CHICAGO:	975.00
	CTA:	390.00
	<b>TOTAL:</b>	<b>1,365.00 *</b>
25-08-211-041-0000   20160101662536   0-421-466-688		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		28-Jan-2016
	COUNTY:	65.00
	ILLINOIS:	130.00
	<b>TOTAL:</b>	<b>195.00</b>
25-08-211-041-0000   20160101662536   0-348-086-848		

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## EXHIBIT "A"

LOT 5 OF ELLA M. OTTAWAY RESUBDIVISION OF LOTS 4, 5 AND 6 IN BLOCK 29 IN HALSTED STREET ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 5 AND IN THE NORTHEAST 1/4 OF SECTION 8, LYING EAST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 9628 S Morgan St, Chicago, IL 60643  
Tax Number: 25-08-211041

Property of Cook County Clerk's Office