



Doc#: 1606241033 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/02/2016 11:53 AM Pg: 1 of 2

This document prepared by:)
Name: Ryan Krueger)
Firm/Company: Law Office of Ryan Krueger)
Address: 4747 W. Peterson Avenue)
Suite 300)
City, State, Zip: Chicago, Illinois 60646)
Phone: 312-498-4586)

FIRST AMERICAN TITLE
FILE # 2722611

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13-26-212-036-0000
(Parcel Identification Number)

WARRANTY DEED

THE GRANTOR EVOLUTION HOME BUILDERS, LLC, an Illinois Limited Liability Company, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto **Ian Adams and Angela Beckman**, with a current address of 1430 W GRAND AVE, Unit 3 Chicago IL 60647 hereinafter "Grantees", not as tenants in common, but rather as **joint tenants** with rights of survivorship, the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit: **LOT 17 IN BLOCK 15 IN AVONDALE, BEING A SUBDIVISION OF LOTS 1, 2, 5 AND 6 IN BRAND'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

S Y
P 2
S N
SC L
LST 10

COMMONLY KNOWN AS 3018 N. SAWYER AVENUE, CHICAGO, ILLINOIS 60618.

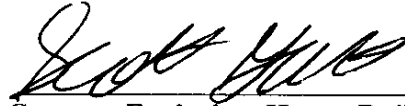
Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

UNOFFICIAL COPY

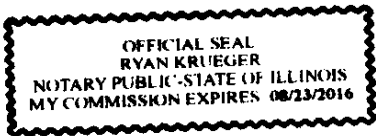
WITNESS Grantor's hand this 26th day of FEBRUARY, 2016.

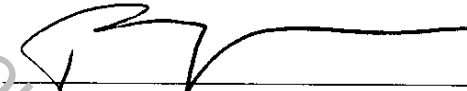

Grantor: **Evolution Home Builders, LLC**, by
Scott Gottlieb, as Managing Member

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Scott Gottlieb** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this 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 notarial seal this 26th day of FEBRUARY, 2016.




Notary Public



MAIL DEED, AFTER RECORDING, TO:

3018 N. Sawyer
Chicago, IL 60618

REAL ESTATE TRANSFER TAX		29-Feb-2016
	CHICAGO:	5,100.00
	CTA:	2,040.00
	TOTAL:	7,140.00 *
13-26-212-036-0000 20160201673042 2-092-874-304		
* Total does not include any applicable penalty or interest due.		

SEND FUTURE TAX BILLS TO:

3018 N. Sawyer
Chicago, IL 60618

REAL ESTATE TRANSFER TAX		29-Feb-2016
	COUNTY:	340.00
	ILLINOIS:	680.00
	TOTAL:	1,020.00
13-26-212-036-0000 20160201673042 1-339-578-944		