

# UNOFFICIAL COPY



Doc#: 1606942075 Fee: \$40.00  
RHSP Fee: \$9.00 RPAF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/09/2016 02:34 PM Pg: 1 of 2

**This document prepared by:**

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Firm/Company: Law Office of Ryan Krueger  
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**FIRST AMERICAN TITLE**  
**FILE # 2719010**  
**(1052)**

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**13-17-109-042-0000**  
(Parcel Identification Number)

## WARRANTY DEED

THE GRANTOR **AL Construction and Investments, Inc., an Illinois Corporation**, 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 **Jacob L. Marshall and Mikka S. McCracken**, husband and wife, with a current address of 3116 W. Willow Ave #2 Chicago IL 60618, hereinafter "Grantees", not as tenants in common or as joint tenants, but rather as **tenants by the entirety** 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 9 IN BLOCK 7 IN SUNNYSIDE HEAFIELD AND THOMAS COUNTRY CLUB ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH 20 ACRES OF THE SOUTH 60 ACRES OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1924 AS DOCUMENT NUMBER 8539745, IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS 4500 N. MOBILE AVENUE, CHICAGO, ILLINOIS 60630.**

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 Grantees, and unto Grantees' 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 Grantees 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.

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WITNESS Grantor's hand this 29<sup>th</sup> day of February, 2016.

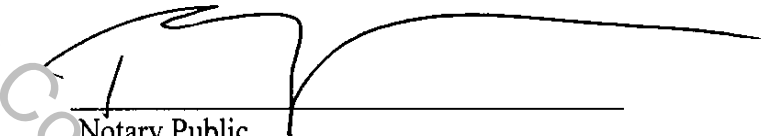
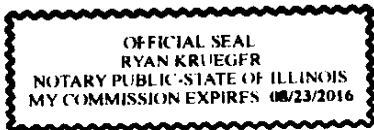


Grantor: **AL Construction and Investments, Inc.**, by Adam Lapinski

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 **Adam Lapinski** 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 29<sup>th</sup> day of February, 2016.

  
Notary Public

MAIL DEED, AFTER RECORDING, TO:

Stewart and Capramo  
1010 Lake St. Ste. 612  
Oak Park, IL 60301

REAL ESTATE TRANSFER TAX		02-Mar-2016
CHICAGO:		3,412.50
CTA:		1,365.00
<b>TOTAL:</b>		<b>4,777.50 *</b>
13-17-109-042-0000   20160201673979   0-819-821-120		
* Total does not include any applicable penalty or interest due.		

SEND FUTURE TAX BILLS TO:

Jacob L. Marshall  
4500 N. Mobile Ave  
Chicago IL 60630

REAL ESTATE TRANSFER TAX		02-Mar-2016
COUNTY:		227.50
ILLINOIS:		455.00
<b>TOTAL:</b>		<b>682.50</b>
13-17-109-042-0000   20160201673979   1-279-810-112		