



FIRST AMERICAN TITLE

FILE # 2725741

Doc#: 1607841015 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/18/2016 10:17 AM Pg: 1 of 2

WARRANTY DEED

DEBORAH MCCLINTON, a Single Woman, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by, TITANIUM HOLDINGS ~~XXXXX~~ INC., an Illinois Corporation ("Grantee"), the receipt of which is hereby acknowledged, CONVEYS AND WARRANTS, the following described Real Estate situated in the County of Cook in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to-wit:

LOT 20 IN JERNBERG'S SUBDIVISION OF BLOCK 13 IN STREET'S SUBDIVISION OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 25-17-330-005-0000 Vol. 0461

Commonly known as: 1249 W. 110<sup>th</sup> Street Chicago, Illinois 60643

THIS IS NOT HOMESTEAD PROPERTY

GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$ (120% OF SHORT SALES PRICE) UNTIL 90 DAYS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

Subject to: the lien of general real estate taxes not yet due and payable; covenants, conditions and restrictions of record; zoning laws and ordinances; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 11<sup>th</sup> day of March 2016.

*Deborah McClinton*

Deborah McClinton

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# UNOFFICIAL COPY

STATE OF ILLINOIS, )  
 )SS.  
COUNTY OF COOK, )

I, Patricia Pacheco the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that DEBORAH MCCLINTON, personally known to me, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 11<sup>th</sup> day of March 2016.

(SEAL)



Notary

Public

**MAIL TAX BILL TO:**

NAME: TITANIUM HOLDINGS INC  
ADDRESS: 9449 S. KEDZIE AVE SUITE 383  
CITY: EVERGREEN PARK, IL 60805

**MAIL DEED TO:**

TITANIUM HOLDINGS INC.  
NAME: TITANIUM HOLDINGS INC.  
ADDRESS: 9449 S. KEDZIE AVE SUITE 383  
CITY: EVERGREEN PARK, IL 60805

REAL ESTATE TRANSFER TAX		14-Mar-2016
	CHICAGO:	101.25
	CTA:	40.50
	TOTAL:	141.75 *

25-17-330-005-0000 | 20160301678056 | 1-600-349-760

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

REAL ESTATE TRANSFER TAX		14-Mar-2016
	COUNTY:	6.75
	ILLINOIS:	13.50
	TOTAL:	20.25

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