

UNOFFICIAL COPY

Doc#: 1608856085 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/28/2016 12:07 PM Pg: 1 of 3

Dec ID 20160301681065
ST/CO Stamp 0-163-737-152 ST Tax \$42.50 CO Tax \$21.25
City Stamp 0-493-383-232 City Tax: \$446.25

WARRANTY DEED

CGP Holdings, LLC, an Illinois limited liability company, **P.O. Box 286, Lake Zurich, IL 60047** ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Hidejah Sheppard**, 4036 Lakeview Dr., Country Club Hills, IL 60478 ("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: 20-26-424-017-0000

Address of Real Estate: 7855 S. Woodlawn Ave., Chicago, IL 60619

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

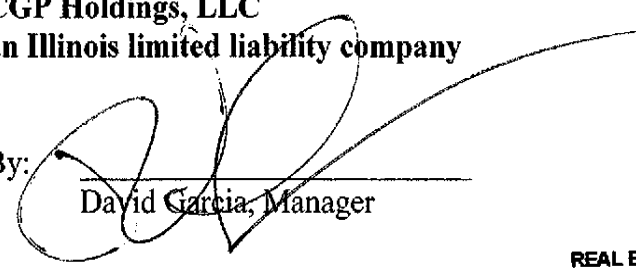
hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.


16-0219 1/1

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Dated: 3/16, 2016

CGP Holdings, LLC
an Illinois limited liability company

By: 
David Garcia, Manager

REAL ESTATE TRANSFER TAX		22-Mar-2016
	CHICAGO:	318.75
	CTA:	127.50
	TOTAL:	446.25 *

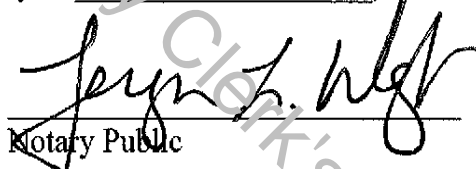
STATE OF IL
COUNTY OF COOK

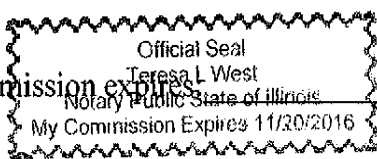
20-26-424-017-0000 | 20160301681065 | 0-493-383-232
* Total does not include any applicable penalty or interest due.

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **David Garcia, Manager of CGP Holdings, LLC** is 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 she signed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and under this seal this 16th day of March, 2016


Notary Public



Prepared By:

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

REAL ESTATE TRANSFER TAX		22-Mar-2016
	COUNTY:	21.25
	ILLINOIS:	42.50
	TOTAL:	63.75

20-26-424-017-0000 | 20160301681065 | 0-163-737-152

Return to after recording and
Name and Address of Taxpayer:
Hidejah Sheppard
7855 S. Woodlawn Ave.
Chicago, IL 60619

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EXHIBIT "A"

Lot 25 in Block 95 in Cornell, being a subdivision of section 26, Township 38 North, Range 14, East of the Third principal Meridian, in Cook County, Illinois.

PIN(S): 20-26-424-017-0000

Property of Cook County Clerk's Office