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Doc#: 1608908064 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/29/2016 10:30 AM Pg: 1 of 3

Dec ID 20160301681073
ST/CO Stamp 0-566-292-032 ST Tax \$42.50 CO Tax \$21.25
City Stamp 1-700-369-984 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: 20-33-112-026-0000

Address of Real Estate: 8028 S. Normal Ave., Chicago, IL 60620



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.

REAL ESTATE TRANSFER TAX		23-Mar-2016
	CHICAGO:	318.75
	CTA:	127.50
	TOTAL:	446.25 *

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

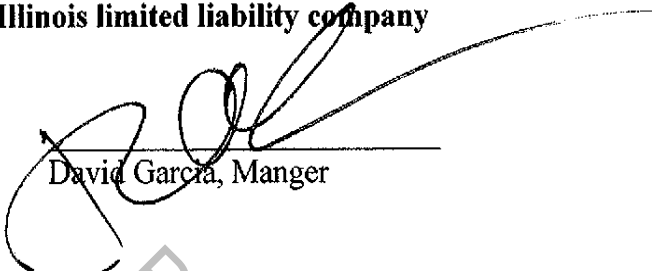
REAL ESTATE TRANSFER TAX		23-Mar-2016
	COUNTY:	21.25
	ILLINOIS:	42.50
	TOTAL:	63.75

20-33-112-026-0000 | 20160301681073 | 0-566-292-032

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Dated: 3/16, 2016

CGP Holdings, LLC
an Illinois limited liability company

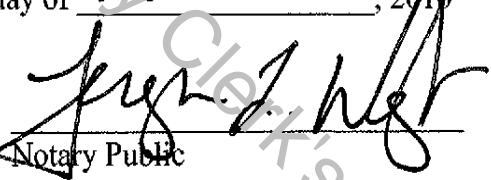
By: 
David Garcia, Manger

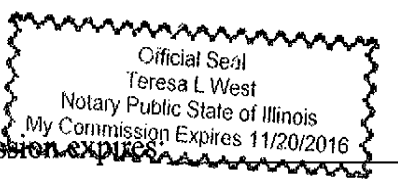
STATE OF IL
COUNTY OF COOK

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

Return to after recording and
Name and Address of Taxpayer:
Hidejah Sheppard
8028 S. Normal Ave.
Chicago, IL 60620

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Commitment No.: FD-16-0220

SCHEDULE C

The land referred to in this Commitment is described as follows:

LOT 41 IN BLOCK 3 IN SHORLING'S SUBDIVISION OF THAT PART OF LOT 1 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BETWEEN THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD AND VINCENNES ROAD AND 80TH AND 81ST ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 13 OF PLATS RANGE 14 IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office

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