

# UNOFFICIAL COPY

**FIRST AMERICAN TITLE**

**FILE #** 2730132 4 of 2



Doc#: 1611710116 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/26/2016 02:42 PM Pg: 1 of 4

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

EJ&R Investment, LLC

(The Above Space for Recorder's Use Only)

THE GRANTOR **EJ&R INVESTMENT, LLC**, an Illinois limited liability company,

for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to

**1 Highbury Place Illinois Partners, LLLP**, an Illinois limited liability partnership

(Grantee's Address)

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 20-20-412-001-0000

Property Address: 6803 S. Morgan Street, Chicago, IL 60621

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



S Y  
P H  
S N  
SC M  
INT AB

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX** 01-Apr-2016


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	<b>COUNTY:</b>	52.50
	<b>ILLINOIS:</b>	105.00
	<b>TOTAL:</b>	157.50

20-20-412-001-0000 | 20160301685188 | 1-024-118-336

**REAL ESTATE TRANSFER TAX** 06-Apr-2016

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	<b>CHICAGO:</b>	787.50
	<b>CTA:</b>	315.00
	<b>TOTAL:</b>	1,102.50 *

20-20-412-001-0000 | 20160301685188 | 2-081-345-088

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

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Dated this .

EJ & R INVESTMENTS, LLC, an Illinois limited liability company

by *Randy Pertler* (Seal)  
Randy Pertler, Managing Member

STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF Cook                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT RANDY PERTLER, managing member of EJ&R Investment, LLC, an Illinois limited liability company, 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 it signed, sealed and delivered in the instrument as its 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 .



*Lauren K Askin*  
Notary Public

THIS INSTRUMENT PREPARED BY  
Law Offices of Steven M. Shaykin  
5105 Tollview Drive, Suite 265  
Rolling Meadows, IL 60008

MAIL TO:

STEVEN M. SHAYKIN  
5105 Tollview Drive, Suite 265  
Rolling Meadows, IL 60008

SEND SUBSEQUENT TAX BILLS TO:

1 Highbury Place Illinois Partners, LLLP  
6803 S. Morgan Street  
Chicago, IL 60621

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## EXHIBIT A LEGAL DESCRIPTION

LOT 1 AND THE WEST 10 FEET OF LOT 2 IN THE RESUBDIVISION OF LOTS 89 TO 92 INCLUSIVE, IN BLOCK 4 IN BENEDICT'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_**