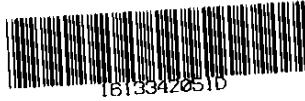


UNOFFICIAL COPY

This document prepared by:

Name: Ryan Krueger
Firm/Company: Law Office of Ryan Krueger
Address: 4747 W. Peterson Avenue
Suite 300
City, State, Zip: Chicago, Illinois 60646
Phone: 312-498-4586



Doc#: 1613342051 Fee: \$60.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/12/2016 11:17 AM Pg: 1 of 2

FIRST AMERICAN TITLE
FILE # 2728406

Property of Cook County Recorder of Deeds

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19-36-207-008-0000
(Parcel Identification Number)

WARRANTY DEED

THE GRANTOR HUTAN INVESTMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, 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 **Dora M. Smith**, a ^{SINGLE} ~~married~~ woman, with a current address of 1710 E 77th St, #2, CHICAGO IL 60649, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

LOT 34 IN BLOCK 1 IN FIRST ADDITION TO HINKAMP AND COMPANY'S WESTERN AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE WEST 33 FEET THEREOF BEING FOR RAILROAD AND EXCEPT THAT PART THEREOF TAKEN WIDENING WESTERN AVENUE AND WEST 79TH STREET, IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 7925 S. ARTESIAN AVENUE, CHICAGO, ILLINOIS 60652.

S N
P 2
S N
SC Y
INT 10

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 Grantee, and unto Grantee's 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 Grantee 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.

UNOFFICIAL COPY

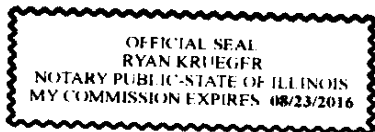
WITNESS Grantor's hand this 29th day of APRIL, 2016.

[Signature]
Grantor: HUTAN INVESTMENT, LLC, by
WEI-MING TOH, as Managing Member

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 **WEI-MING TOH** 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 29th day of APRIL, 2016.



[Signature]
Notary Public

MAIL DEED, AFTER RECORDING, TO:

Kirk Langfield
26 Blaine
Winstate, IL 60521

REAL ESTATE TRANSFER TAX		04-May-2016
	CHICAGO:	1,387.50
	CTA:	555.00
	TOTAL:	1,942.50 *
19-36-207-008-0000 20160401696657 1-550-410-030		

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

SEND FUTURE TAX BILLS TO:

Donna M. Smith
7925 S. ARTESIAN
CHICAGO, IL 60652

REAL ESTATE TRANSFER TAX		04-May-2016
	COUNTY:	92.50
	ILLINOIS:	185.00
	TOTAL:	277.50
19-36-207-008-0000 20160401696657 1-067-157-824		