UNOFFICIAL COPY

WARRANTY DEED

The GRANTOR, John Bridge as Manager of
Equity One Investment Fund, LLC, A Delaware
Limited Liability Company, as Manager of
Private Equity Group, LLC, of the CITY OF
Sugar Grove, COUNTY OF Kane, STATE OF
Illinois, for and in consideration of ten dollars,
in hand paid, and other good and valuable
consideration, CONVEYS AND WARRANTS to

Doc#. 1614457066 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 05/23/2016 11:33 AM Pg: 1 of 2

Dec ID 20160401687523 ST/CO Stamp 1-773-922-624 ST Tax \$85.00 CO Tax \$42.50 City Stamp 0-509-323-584 City Tax: \$892.50

James D. Harper 9636 South Kedvale Oak Lawn, Illinois 60453

In fee simple, the following described Real Estate in the County of Cook, State of Illinois:

## SEE LEGAL ATTACHED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to nold forever.

Index No.: 16-27-203-068-0000

PROPERTY ADDRESS: 2225 South Kildare Avenue, Chicago, IL 60623

Subject to General taxes for 2015 and subsequent year. Covenants, conditions and restrictions of record

Dated this

day of May, 2016.

John Bridge, Manager of Equity one Investment Fund, LLC,

A Delaware Limited Liability Company, as Manager of Private Equity Group, LI C

State of Illinois

SS

County of Cook

STEWART TITLE SODE. DIEHL ROAD SCITE 180 NAPERVILLE, IL 60563

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that John Bridge as Manager of Equity One Investment Fund, LLC, A Delaware Limited Liability Company, as Manager of Private Equity Group, LLC, 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 the said instrument as its free and voluntary act.

Given under my hand and notary seal this

day of May, 2016.

otary/Public

OFFICIAL SEAL JOHN J ZACHARA NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:03/25/18

This instrument prepared by John J. Zachara, 53 West Jackson Blvd, Suite 640, Chicago, Illinois 60604

Mail to: David Robertson, Jr.	Subsequent Bills: James D. Harper
670 North Clark Street, #300	2225 South Kildare Avenue
Chicago, IL 60654	Chicago, IL 60623

1614457066 Page: 2 of 2

## **UNOFFICIAL COPY**

## **Exhibit A - Legal Description**

LOT 12 AND 25 IN DANIEL E.C. MOLE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTH 5 ACRES OF THE EAST 1/3 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE NORTH AND SOUTH VACATED ALLEY LYING BETWEEN LOT 12 AND 25 IN DANIEL E.C. MOLE'S SUBDIVISION AFORESAID ALL IN COOK COUNTY, ILLINOIS

Perma	anon Index Number		John J. Clar.	
REAL ESTATE TRAN	SFER TAX	16-May-2016	REAL ESTATE TRANSFER TA	S
	CHICAGO:	637.50		COU
	CTA: TOTAL:	255.00 892.50 *		ILLIN
16-27-203-068-0000	20160401687523	0-509-323-584	16-27-203-068-0000 201604	101687

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

REAL ES	TATE TRAN	SFER T/\\	19-May-2016
		COU/4TY.	42.50
1		ILLINOIS:	85,00
WA W		TOTAL:	127.50
16 27 20	3 068-0000	20160401687523	1-7, 3-922-624