

UNOFFICIAL COPY

710863 1/3
WARRANTY DEED (Illinois)

Doc#: 1621418043 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/01/2016 09:36 AM Pg: 1 of 2

Dec ID 20160701630406
ST/CO Stamp 0-571-600-192 ST Tax \$205.00 CO Tax \$102.50
City Stamp 0-158-985-536 City Tax: \$2,152.50

THIS DEED is made as of the 30 day of JUNE, 2016, by and between

JOHN P. HERTEL
An Unmarried Man
("Grantor," whether one or more),

and

KB REAL ESTATE DEVELOPMENT, LLC

a(n) ILLINOIS LIMITED LIABILITY COMPANY

of _____

("Grantee," whether one or more)



WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

THE WEST 30 FEET OF LOT 15 IN BLOCK 8 IN ROGERS PARK A SUBDIVISION OF PART OF SECTION 30 AND SECTION 31 AND SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1838 W ESTES AVE., CHICAGO, IL 60625

PARCEL INDEX NUMBER (PIN): 11-31-201-024-0000 _____ VOLUME 500

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2014 and subsequent years.

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COMMONLY KNOWN AS: 1838 W ESTES AVE., CHICAGO, IL 60626

PARCEL INDEX NUMBER (PIN): 11-31-201-024-0000 ___ VOLUME 506

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 30 day of JUNE, 2016.



JOHN P. HERTEL

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:

ERWIN LAW LLC
4043 N. RAVENSWOOD AVE. #200
CHICAGO, IL 60613

SEND SUBSEQUENT TAX BILLS TO:
KB REAL ESTATE DEVELOPMENT, LLC

c/o BLANNIK PROPERTIES
1520 N. DAMEN AVE. #D
CHICAGO, IL 60622

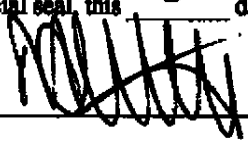
OR

RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that JOHN P. HERTEL is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of JUNE, 2016.

Notary Public  _____

My Commission Expires: 6-19-20

