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Warranty Deed

ILLINOIS

Doc#: 1629422144 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/20/2016 01:23 PM Pg: 1 of 3

Dec ID 20160701632590
ST/CO Stamp 1-682-364-224 ST Tax \$275.00 CO Tax \$137.50
City Stamp 1-428-582-208 City Tax: \$2,887.50

1 OF 2

FIDELITY NATIONAL TITLE

SC15037198

Above Space for Recorder's Use Only

THE GRANTOR(s) M & A Investment Properties, LLC, a Delaware Limited Liability Company, of the City of Inglewood, County of Los Angeles, State of California for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to David J. Fitch, III, 31720 Kentfield Ct., Westlake Village, CA 91361, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. * A. married man

SUBJECT TO: general real estate taxes now due and payable at the time of Closing, 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.

Permanent Real Estate Index Number(s): 20-30-426-028-0000

Address(es) of Real Estate:
7724 S. Marshfield Ave., Chicago, IL 60620

THIS IS NOT HOMESTEAD PROPERTY

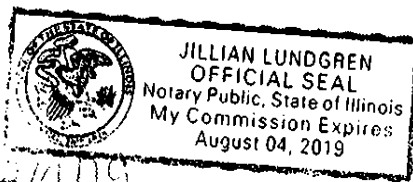
The date of this deed of conveyance is JULY 21ST, 2016

Marlene Barba

(SEAL) M & A Investment Properties, LLC
By: Marlene Barba, its Managing Member

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marlene Barba as Managing Member of M & A Investment Properties, 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 *she* signed, sealed and delivered the said instrument as *her* free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)



(My Commission Expires 8/4/19)

Given under my hand and official seal this 21ST
Day of JULY 2016

Jillian Lundgren

Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as: 7724 S. Marshfield Ave.
Chicago, Illinois 60620

Legal Description:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

REAL ESTATE TRANSFER TAX		19-Oct-2016
	COUNTY:	137.50
	ILLINOIS:	275.00
	TOTAL:	412.50
20-30-426-028-0000	20160701632590	1-682-364-224

REAL ESTATE TRANSFER TAX		19-Oct-2016
	CHICAGO:	2,062.50
	CTA:	825.00
	TOTAL:	2,887.50
20-30-426-028-0000	20160701632590	1-428-582-208

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

This instrument was prepared by:

Send subsequent tax bills to:

Recorder-mail recorded document:

Gary Mages

Mages & Price LLC
1110 Lake Cook Rd., Ste 385
Buffalo Grove, IL 60089

David J. Fitch, III
31720 Kentfield Ct.
Westlake Village, CA 91361

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EXHIBIT A

Order No.: SC15037198

For APN/Parcel ID(s): 20-30-426-028-0000

For Tax Map ID(s): 20-30-426-028-0000

LOT 9 OF BLOCK 20 IN ENGLEFIELD A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office