

157

# UNOFFICIAL COPY

NAT 16-263112  
Warranty Deed  
Statutory (ILLINOIS)  
General



Doc# 1633056327 Fee \$40.00  
RHSP Fee:\$9.00 RPHE Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/25/2016 02:35 PM Pg: 1 of 2

Above Space for Recorder's Use Only

**THE GRANTOR, I & B PROPERTIES, LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the state of Illinois and duly authorized to transact business in the state where the following describe real estate is located, for and in consideration of (\$10.00) Ten Dollars, in hand paid, **CONVEY** and **WARRANT** to **AIRIAN MCDUFFY, 1128 E 81<sup>st</sup> Street Apt A** of Chicago, IL, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**LOT 44 AND THE SOUTH 1/2 OF LOT 45 IN J. W. FARLIN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number (PIN): 20--26-220-024-0000

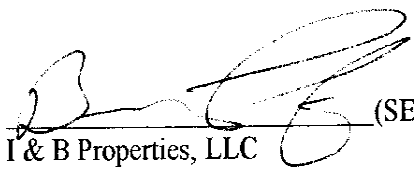
Address(es) of Real Estate: 7310 S. Dante Avenue, Chicago, IL 60619

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

**SUBJECT TO:** General real estate taxes not 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.

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Dated this 16 day of November, 2016.



(SEAL)

(SEAL)

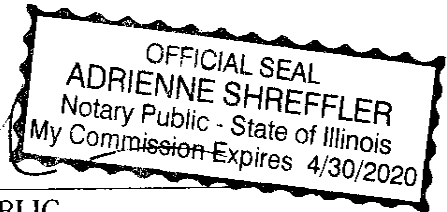
PLEASE  
PRINT OR  
TYPE NAME  
BELOW  
SIGNATURE(S)

I & B Properties, LLC  
Signed by: Benjamin Pop  
Its: Manager

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 Benjamin Pop, is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 16 day of November, 2016.

Commission expires 4/30/20



NOTARY PUBLIC

This instrument was prepared by:  
The Real Property Law Group, PC, 4653 N. Milwaukee Ave., Chicago, Illinois 60630

**MAIL TO:**

AIRIAN MCDUFFY  
7310 S DANTE AVE.  
CHICAGO, IL 60619

**SEND SUBSEQUENT TAX BILLS TO:**

AIRIAN MCDUFFY  
7310 S DANTE AVE  
CHICAGO, IL 60619

OR

Recorder's Office Box No. \_\_\_\_\_

**REAL ESTATE TRANSFER TAX**

17-Nov-2016



COUNTY: 101.00  
ILLINOIS: 202.00  
TOTAL: 303.00

20-26-220-024-0000 | 20161101682615 | 0-566-485-184

**REAL ESTATE TRANSFER TAX**

17-Nov-2016



CHICAGO: 1,515.00  
CTA: 606.00  
TOTAL: 2,121.00 \*

20-26-220-024-0000 | 20161101682615 | 0-409-714-880

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