



Jeff
WARRANTY DEED

Doc# 1633733880 Fee \$60.00
 RHSP FEE:\$9.00 RPRF FEE: \$1.00
 KAREN A. YARBROUGH
 COOK COUNTY RECORDER OF DEEDS
 DATE: 12/02/2016 03:24 PM PG: 1 OF 2

Grantor, **Evergreen Realty LLC**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **63 Management LLC**, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in Cook County, in the State of Illinois, to wit:

Legal Description: Lots 11 and 12, in Block 8, in Cobe and McKinnon's 63rd Street Subdivision of the Southeast quarter of the Southeast quarter of Section 13, and the Northeast quarter of the Northeast quarter of Section 24, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: **6228 South Western Avenue, Chicago, Illinois 60636**

Permanent Index Number: **19-13-43-025-0000**

SUBJECT TO: (i) current non-delinquent real estate taxes for 2016 and subsequent years; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at time of closing; (iii) covenants, conditions, agreements, building lines and restrictions of record.

IN WITNESS WHEREOF, SAID Grantor has caused its name to be signed to these presents on this 23rd day of November, 2016.

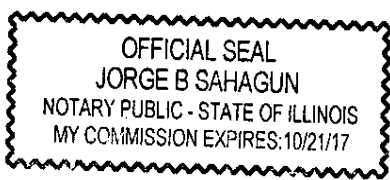
By: *[Signature]*
Evergreen Realty LLC, by Daniel Xiaodong Wang, its Managing Member

State of Illinois)
) ss
 County of Cook)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify **Daniel Xiaodong Wang** 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal, this 23rd day of November, 2016.

[Signature]
 Notary Public



My Commission Expires: 10/21/2017

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This document was prepared by:
 William J. Leonard, Esq.
 Wang, Leonard & Condon
 33 N. LaSalle Street, Suite 2020
 Chicago, Illinois 60602


After recording return to:
KENNETH W. GIBZYMEK
6204 W. 63RD ST.
Chicago, IL 60631

Mail Tax Bill to:
63 MANAGEMENT LLC
3744 S. KEDZIE AVE
Chicago IL 60632-0725

UNOFFICIAL COPY



Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

	CHICAGO:	29-Nov-2016
	CTA:	1,837.50
	TOTAL:	735.00
19-13-431-025-0000 20161101684270 1-370-500-104		2,572.50 *

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

REAL ESTATE TRANSFER TAX

		COUNTY:	29-Nov-2016
		ILLINOIS:	122.50
		TOTAL:	245.00
19-13-431-025-0000 20161101684270 1-160-343-744			367.50