

# UNOFFICIAL COPY

16207579

## WARRANTY DEED

STATE OF ILLINOIS



\*1700946038\*

Doc# 1700946038 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2017 10:48 AM PG: 1 OF 2

*Above Space for Recorder's Use Only*

THE GRANTOR, THE FRUHAN GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, OF 4803 LAWN AVENUE, WESTERN SPRINGS, ILLINOIS 60558, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO CHICAGO HILLS PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY,

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

LOTS 3 AND 4 IN MIDDAGH'S RESUBDIVISION OF LOT 86 AND THE EAST 33 FEET OF LOT 85 IN DIVISION 2 OF THE WESTFALLS SUBDIVISION OF 208 ACRES, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO

A CERTAIN TRIANGULAR PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS: ON THE NORTHEASTERLY BY RAILROAD AVENUE ON THE SOUTH BY 76<sup>TH</sup> STREET AND ON THE WEST BY LOT 86 IN DIVISION 2 OF WESTFALLS SUBDIVISION AFORESAID AND BEING ALL THAT PART OF CARLIN AVENUE AS FORMERLY PLATTED, LYING NORTH OF 76<sup>TH</sup> STREET, ALL BEING IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: 2664-74 E 76<sup>TH</sup> STREET, CHICAGO, ILLINOIS 60649

PERMANENT INDEX NUMBERS: 21-30-305-010-0000, 21-30-305-011-0000, 21-30-305-012-0000

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: 12/27/16



(SEAL)

THE FRUHAN GROUP, LLC

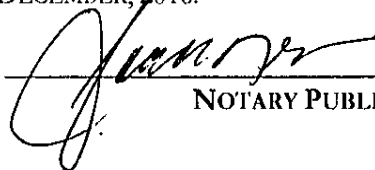
LAWRENCE R. FRUTKIN, MANAGER AND MEMBER

# UNOFFICIAL COPY

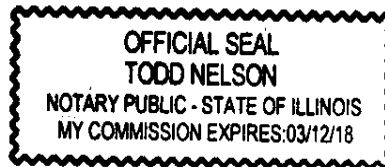
STATE OF ILLINOIS )  
 ) SS:  
 COUNTY OF COOK )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **LAWRENCE R. FRUTKIN**, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME SUBSCRIBED IN THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS 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 NOTARIAL SEAL, THIS 27<sup>TH</sup> DAY OF DECEMBER, 2016.

  
 \_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 3/12/18





This Instrument was Prepared By:  Todd Nelson, Attorney at Law  One North Franklin, Suite 800  Chicago, Illinois 60606	Send Subsequent Tax Bills to:  CHICAGO HILLS PROPERTIES 15900 WOLF RD # 204 ORLAND PARK, ILL 60467	After Recording Mail To:  CHICAGO HILLS PROPERTIES C/O NASRQ ODEH 15900 WOLF RD #204 ORLAND PARK, ILL 60467
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<b>REAL ESTATE TRANSFER TAX</b>	28-Dec-2016
	
CHICAGO:	450.00
CTA:	180.00
<b>TOTAL:</b>	<b>630.00</b>

21-30-305-010-0000 | 20161201696890 | 1-396-398-272

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

<b>REAL ESTATE TRANSFER TAX</b>	28-Dec-2016
 	
COUNTY:	30.00
ILLINOIS:	60.00
<b>TOTAL:</b>	<b>90.00</b>

21-30-305-010-0000 | 20161201696890 | 0-754-530-496