

# UNOFFICIAL COPY

CT 116PST126146RM  
WARRANTY DEED  
GENERAL  
AH PP  
lgz

Doc#: 1703349371 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/02/2017 01:44 PM Pg: 1 of 3

Dec ID 20170101605095  
ST/CO Stamp 0-581-108-416 ST Tax \$860.00 CO Tax \$430.00  
City Stamp 1-418-656-960 City Tax: \$9,030.00

THE GRANTOR(S),  
**Green Pencil LLC**, a Nevada Limited Liability Company, ~~of the city of Chicago, County of Cook,~~  
Commonwealth of Nevada, for and in consideration of Ten Dollars (\$10.00) in hand paid, remise(s), release(s),  
alien(s), and convey(s) to **Ashley Hubbard and Brett Polito**, the following described real estate situated in the  
County of Cook in the State of Illinois to wit:

**Lot 26 in Block 4 in Lutz Park Addition to Ravenswood, being a subdivision of Lots 1, 2 and 3  
in the Superior Court Partition of the North 1/2 of the Southeast 1/4 of Section 13, Township  
40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.**

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its  
successors 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 the following:

**SUBJECT TO:** covenants, conditions, and restrictions of record; public and utility easements;  
and to General Taxes for 2015 and subsequent years.

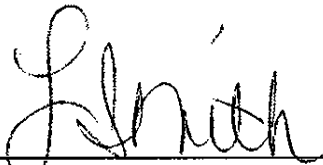
*\*married to one another, as tenants by the entirety*

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of  
Illinois.

Permanent Real Estate Index Number(s): **13-13-408-011-0000**

Address of Real Estate: **2451 <sup>W</sup> Hutchinson, Chicago, IL 60618**

Dated this 24<sup>th</sup> day of January, 2017



LaDonna Smith for Green Pencil LLC

# UNOFFICIAL COPY

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

\_\_\_\_\_ personally known to me to be the person(s) whose name(s) \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \_\_\_\_\_ signed, sealed, and delivered the said instrument as \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
(Notary Public)

Property of Cook County Clerk's Office

Prepared By: Segel Law Group, Inc., 1827 Walden Office Square, Suite 450, Schaumburg IL 60173

Mail To:  
Peter Johnson  
11 E Hubbard # 702  
Chicago, IL 60611

Name and Address of Taxpayer/Address of Property:

Brett C. Folito & Ashley J. Hubbard 2451 W. Hutchinson Chicago, IL  
60618

SEE ATTACHED  
NOTARIZED DOCUMENT

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Diego )

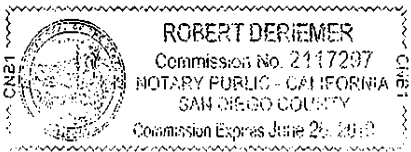
On 24th JAN 2017 before me, ROBERT DERIEMER, NOTARY PUBLIC  
Date Insert Name and Title of Officer Above

personally appeared LINDA SMITH  
Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

### Description of Attached Document

Title or Type of Document: WARRANTY DEED GENERAL

Document Date: 1/24/17

Number of Pages: 2 Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_