

UNOFFICIAL COPY

Doc#: 1704846142 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/17/2017 10:35 AM Pg: 1 of 3

Dec ID 20161201690172
ST/CO Stamp 1-876-103-872 ST Tax \$152.00 CO Tax \$76.00
City Stamp 0-802-362-048 City Tax: \$1,596.00

Warranty Deed

A10-2780BV

Illinois

Above Space for Recorder's Use Only

THE GRANTOR KIMBERLY BOYD, an unmarried woman, of the County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to FREMPONG I & II, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois and pursuant to authority given by the Board of Directors of said corporation, with its principal place of business at (GRANTEE'S ADDRESS) 2320 West Adams St., Unit 26, Chicago, Illinois, 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.

SUBJECT TO: General taxes for 2015 and subsequent years; Covenants, conditions and restrictions of record, if any, including but not limited to the following;

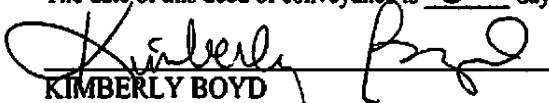
Grantee herein is prohibited from conveying captioned property for any sales price for a period of 45 days from December 09, 2016. After this 45 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$182,400.00 until 90 days from December 09, 2016. These restrictions shall run with the land are not personal to the Grantee.

Permanent Real Estate Index Number(s): 20-03-105-014-0000

Address(es) of Real Estate: 3928 S. King Drive, Chicago, Illinois 60653

THIS IS NOT HOMESTEAD PROPERTY

The date of this deed of conveyance is 8th day of December, 2016.


KIMBERLY BOYD

State of IL }
County of Cook } SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that KIMBERLY BOYD, 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)

Given under my hand and official seal this 8 day of DECEMBER, 2016.
My Commission Expires 7/17/19





(Notary Public)

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LEGAL DESCRIPTION

For the premises commonly known as: 3928 S. King Drive, Chicago, IL 60653

Property Index Number: 20-03-105-014-0000

SEE ATTACHED LEGAL DESCRIPTION

REAL ESTATE TRANSFER TAX 15-Feb-2017



COUNTY:	76.00
ILLINOIS:	152.00
TOTAL:	228.00

20-03-105-014-0000 | 20161201690172 | 1-876-103-872

REAL ESTATE TRANSFER TAX 15-Feb-2017



CHICAGO:	1,140.00
CTA:	456.00
TOTAL:	1,596.00 *

20-03-105-014-0000 | 20161201690172 | 0-802-362-048

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

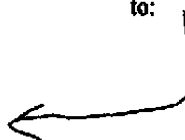
Instrument prepared by:

Ellen C. Deranian
5143 S. Harper
Chicago, IL 60615

Send subsequent tax bill to:

Frempong I & II, Inc.
3928 S. King Drive
Chicago, IL 60653

Recorder send recorded document to:



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Legal Description

THE SOUTH 1/2 OF LOT 5 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF TAKEN FOR GRAND BOULEVARD) IN COOK COUNTY, ILLINOIS.

Property Address:
3928 S. King Drive
Chicago, IL 60653

Pin: 20-03-105-014-0000

Property of Cook County Clerk's Office