

719630
lot 1
WARRANTY DEED (Illinois)

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THIS DEED is made as of the 30 day of January, 2017, by and between



Doc# 1707413028 Fee \$46.00

SDL IVEST GROUP, LLC
A Nevada Limited Liability Company
("Grantor," whether one or more),

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/15/2017 11:30 AM PG: 1 OF 5

and

LEGION INVESTMENTS, LLC
A Nevada Limited Liability Company
("Grantee," whether one or more).

(Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 25 IN FISHER AND MILLER'S SECOND ADDITION TO WEST AUBURN SUBDIVISION OF BLOCK 23 OF SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE, 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 20-29-417-015-0000 (VOL: 436)

COMMONLY KNOWN AS: 7747 S MAY ST., CHICAGO, IL 60620

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

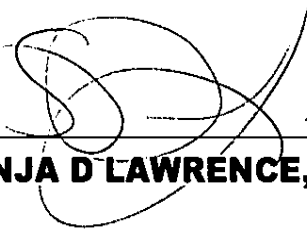
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; 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: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2017 and subsequent years.

CCRD REVIEWER Rv

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 30 day of July, 2017.

SDL IVEST GROUP, LLC



SONJA D LAWRENCE, Its Manager

See Attached Acknowledgment on front

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste E, Lincolnwood, IL 60712

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:
LEGION INVESTMENTS, LLC

OR

RECORDER'S OFFICE BOX NO. _____

STATE OF _____ }
 } SS
COUNTY OF _____ }

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that SONJA D LAWRENCE, manager of SDL IVEST GROUP, LLC is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 2017.

Notary Public _____

My Commission Expires: _____

See Attached Acknowledgment on front

Property of Cook County Clerk's Office

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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT (CALIFORNIA 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 Los Angeles)

On Jan. 30, 2017 before me, Gia Michael Dang, Notary Public
(Date) (Here Insert Name and Title of the Officer)

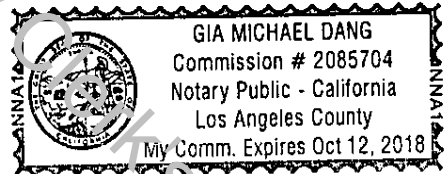
personally appeared Songyi Diane Lawrence,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their 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.

Gia Michael Dang
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Warranty Deed (Illinois) Document Date: 01/30/2017

Number of Pages: 2 Signer(s) Other Than Named Above: None

Additional Information: _____

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REAL ESTATE TRANSFER TAX

21-Feb-2017



CHICAGO:	330.00
CTA:	132.00
TOTAL:	462.00 *

20-29-417-015-0000 | 20170201614562 | 1-953-747-648

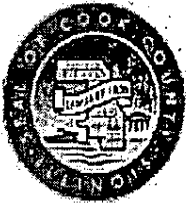
* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

21-Feb-2017



COUNTY:	22.00
ILLINOIS:	44.00
TOTAL:	66.00

20-29-417-015-0000

| 20170201614562 | 0-030-356-160