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Doc#: 1708706083 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/28/2017 10:23 AM Pg: 1 of 3

Dec ID 20170301628685
ST/CO Stamp 1-396-016-832 ST Tax \$80.00 CO Tax \$40.00
City Stamp 0-897-550-016 City Tax: \$840.00

WARRANTY DEED

Chicago Title 7550094611LP

CGP Holdings, LLC, an Illinois limited liability company, **P.O. Box 286, Lake Zurich, IL 60047** ("Grantor") for and in consideration of **TEN & 00/100 DOLLARS**, and other good and valuable consideration, **CONVEY(S) and WARRANT(S) to Lessie Allen, 6559 S Emerald, Chicago, IL 60621** ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 20-21-116-024-0000

Address of Real Estate: 6559 S Emerald, Chicago, IL 60621

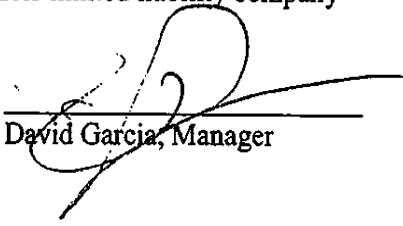
SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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Dated: 3/17, 2017

CGP Holdings, LLC
An Illinois limited liability company

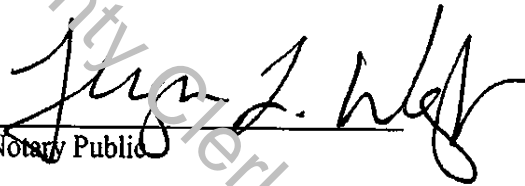
By: 
David Garcia, Manager

STATE OF IL)
) SS)
COUNTY OF Cook)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **David Garcia, Manager of CGP Holdings, LLC** is 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 and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 17th day of March, 2017


Notary Public



Prepared By:
Gregory A. Braun, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and
Name and Address of Taxpayer:
Lessie Allen
6830 S Halsted Ave
Chicago IL 60637

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Legal Description of 6559 S. Emerald, Chicago, IL

LOT 7 AND THE SOUTH 10 FEET OF LOT 8 IN JEWETT'S SUBDIVISION OF LOTS 13 AND 16 IN BLOCK 15 IN LINDEN GROVE SUBDIVISION IN THE NORTH WEST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office