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WARRANTY DEED



1711034068D

Doc# 1711034068 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/20/2017 01:23 PM PG: 1 OF 2

17PSA361120LP CLP 1062

THE GRANTOR Theresa M. Phillips, of the City of Chicago, the County of Cook, and the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Elevate Properties USA, Inc., of 381 N. York St., Ste. 18, Elmhurst, Illinois, 60126, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

unmarried

THE WEST 1/3 OF LOT 23 AND ALL OF LOT 24 IN BLOCK 13 IN S.E. GROSS CALUMET HEIGHTS ADDITION TO SOUTH CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

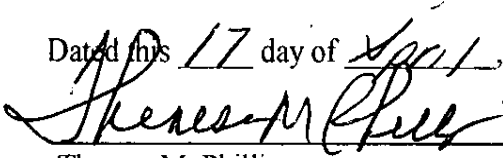
Permanent Index Number(s): 25-01-412-052-0000

Property Address: 2212 East 93rd St., Chicago, IL 60617

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 17 day of April, 2017.

 (Seal)
Theresa M. Phillips

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

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

Given under my hand and notarial seal, this 17th day of April, 2017.



 Notary Public





THIS INSTRUMENT PREPARED BY
 Vincent Anthony Incopero
 REAL Law Group, P.C.
 381 North York Street, Suite 18
 Elmhurst, IL 60126


MAIL TO:

REAL Law Group, P.C.
 381 North York Street, Suite 18
 Elmhurst, IL 60126

SEND SUBSEQUENT TAX BILLS TO:

Elevate Properties, LLC
 2212 East 93rd St.
 Chicago, IL 60617

REAL ESTATE TRANSFER TAX		20-Apr-2017
	COUNTY:	42.50
	ILLINOIS:	85.00
	TOTAL:	127.50
25-01-412-052-0000 20170401640005 0-738-083-264		

REAL ESTATE TRANSFER TAX		20-Apr-2017
	CHICAGO:	637.50
	CTA:	255.00
	TOTAL:	892.50 *
25-01-412-052-0000 20170401640005 1-284-275-904		
* Total does not include any applicable penalty or interest due.		