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WARRANTY DEED **ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Thomas H. Kane 1660 N Dayton Street Chicago, IL 60614



Doc# 1711634065 Fee ⊈42.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2017 01:26 PM PG: 1 OF 3

(The Above Space for Recorder's Use Only)

THE GRANTOR Thomas H Kane for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Phoenix Builders Group of 63 Kendal Road, Elk Grove Village, IL 60007, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-32-422-030-0000

Property Address: 1660 N Dayton Street, Chicago, IL 60614

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2017 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 25th day of April, 2017.

Thomas H. Kane

15803/4000LP/CAC

(Seal)

REAL ESTATE TRANSFER TAX CCUNTY: ILLINOIS: 1,050.00 TOTAL: 1,575.00 14-32-422-030-0000 20170401644966 | 0-904-646-336

REAL ESTATE TRANSFER TAX		26-Apr-2017
65 2	CHICAGO:	7,875.00
e e e	CTA:	3,150.00
	TOTAL:	11,025.00 *
14-32-422-030-0000	20170401644966	1-044-780-736

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

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Chicago Title

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas H. Kane 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 he signed, sealed and delivered in the instrument as his 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 25th day of April, 2017.

"OFFICIAL SEPL" ERICA CROHN MINCHELLA NOTARY PUBLIC STATE OF ILLINGIS MY COMMISSION EXPIRES 08/19/2015

-004 County THIS INSTRUMENT PREPARED BY Minchella & Associates, Ltd. 7538 St. Louis Ave. Skokie, IL 60076

MAIL TO:

Daniel G. Lauer & Associates, P.C. 1424 West Division Street Chicago, IL 60642

SEND SUBSEQUENT TAX BILLS TO:

Phoenix Builders Group
1660-N Dayton Street 63 Kerdell Or.
Chicago, H. 60614

Ell. Grove Village

Illinois Phoenix Builders Group

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EXHIBIT A LEGAL DESCRIPTION

LOT 100 IN BLOCK 6 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

> COOK COUNTY RECORDER OF DEEDS

COOK COUNTY PROER OF DEF ER OUNT CLORATE OFFICE RECORDER OF DEEDS