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Doc#: 1712955110 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/09/2017 11:23 AM Pg: 1 of 3

Dec ID 20170501649376
ST/CO Stamp 1-220-452-800 ST Tax \$383.50 CO Tax \$191.75
City Stamp 0-664-207-808 City Tax: \$4,026.75

WARRANTY DEED , 1,
STC01146-50242 DMA

THE GRANTOR, JACK PROPERTIES, LLC, an Illinois limited liability company for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby **CONVEYS** and **WARRANTS** to KD Property Management, LLC, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject only to: general real estate taxes not due and payable as of the date hereof; applicable zoning and building laws and ordinances; covenants, conditions and restrictions of record; private, public and utility easements; rights, if any, of persons providing private television or communication services; acts done or suffered to be done by Grantee or anyone claiming by, through or under Grantee; and any other matters which shall be insured over by the title insurer;

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

Permanent Real Estate Index Numbers
16-13-116-051-0000

Address of Real Estate
2956 W. Jackson Blvd, Chicago, IL 60612

Dated this 24 day of April, 2017.

By: James Clarke
James Clarke,
Manager of Jack Properties, LLC

STEWART TITLE
800 E. Dish Road
Suite 180
Naperville, IL 60563

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STATE OF ILLINOIS)
)
) ss.
 COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that JAMES CLARKE of JACK PROPERTIES, LLC 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 they signed and delivered the said instrument as their free and voluntary act, and the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of April, 2017.



[Handwritten Signature]
 Notary Public

Send subsequent tax bills to:



KD Property Management, LLC
 2956 W. Jackson Blvd.
 Chicago, IL 60612


After recording send to:

Mark Erickson, Esq.
 216 Lee Street
 Des Plaines, IL 60016

This instrument was prepared by:

James R. Pittacora
 Pittacora Law Group, LLC.
 223 W. Jackson Blvd., Ste. 620
 Chicago, IL 60606

| REAL ESTATE TRANSFER TAX | | 08-May-2017 |
|---|-----------|-------------|
|  | COUNTY: | 191.75 |
|  | ILLINOIS: | 383.50 |
| | TOTAL: | 575.25 |
| 16-13-116-051-0000 20170501648376 1-220-452-800 | | |

| REAL ESTATE TRANSFER TAX | | 08-May-2017 |
|---|----------|-------------|
|  | CHICAGO: | 2,876.25 |
| | CTA: | 1,150.50 |
| | TOTAL: | 4,026.75 * |
| 16-13-116-051-0000 20170501649376 0-664-207-808 | | |

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

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ALTA Commitment (6/17/16)

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Exhibit A - Legal Description

Lot 16 in Block 3 in Floyd Jones Subdivision of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 South of Barry Point Road (except the East 7 acres thereof) of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office