

# UNOFFICIAL COPY

Doc#: 1712906063 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/09/2017 11:20 AM Pg: 1 of 3

Dec ID 20170501650150  
ST/CO Stamp 1-262-911-168 ST Tax \$383.50 CO Tax \$191.75  
City Stamp 1-933-999-808 City Tax: \$4,026.75

## WARRANTY DEED

ST C01146-50243 1/1  
DWA

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  
16-13-116-052-0000

Address of Real Estate  
2954 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. Diehl Road  
Suite 180  
Naperville, IL 60563

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STATE OF ILLINOIS )

COUNTY OF COOK )

ss.

i.e. \*Manager

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.



*[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.  
716 Lee Street  
Evanston, 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:	363.50
	TOTAL:	575.25
16-13-116-052-0000   20170501650150   1-262-911-168		

REAL ESTATE TRANSFER TAX		08-May-2017
	CHICAGO:	2,876.25
	CTA:	1,150.50
	TOTAL:	4,026.75 *
16-13-116-052-0000   20170501650150   1-933-999-808		

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

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ALTA Commitment (6/17/06)

## COMMITMENT FOR TITLE INSURANCE SCHEDULE A

### Exhibit A - Legal Description

Lot 17 in Block 3 in Floyd Jones Subdivision of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 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