

FIDELITY NATIONAL TITLE

Doc#. 1714449101 Fee: \$74.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 05/24/2017 09:58 AM Pg: 1 of 3

after recording return to

Name: Andrais Thornton )

Firm/Company: 910 S Mendota Ave )

Address: )

Address 2: )

City, State, Zip: Chicago IL )

Phone: 60644 )

Dec ID 20170501652220

ST/CO Stamp 0-834-597-312 ST Tax \$47.00 CO Tax \$23.50

City Stamp 1-371-468-224 City Tax: \$493.50

SC17611432 2 of 2

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FIDELITY NATIONAL TITLE

16-10-419-014-0000  
(Parcel Identification Number)

WARRANTY DEED

THE GRANTOR ~~DWA Capital Group, a Corporation~~ <sup>LLC Company</sup> organized under the laws of the state of Illinois, hereinafter "grantor", for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto ~~Andrais Thornton~~ an individual, (not a homestead property,) hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

\* Andrais Thornton  
SEE ATTACHED LEGAL DESCRIPTION  
Also known as 4229 W. West End, Chicago Illinois 60624  
Ave.

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

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.


SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by grantor; and
2. That grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under grantor, but against none other.

WITNESS Grantor(s) hand(s) this 13<sup>th</sup> day of May, 2017



Grantor  
DWA Capital Group, LLC.

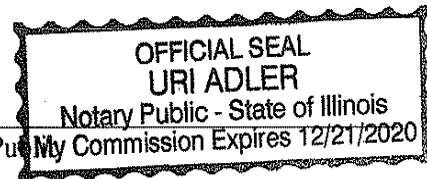
By: Hershie Wengert  
Its: MANA

# UNOFFICIAL COPY

STATE OF Illinois  
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Hersie Weingarten, Manager personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that Hersie Weingarten signed, sealed and delivered the said instrument as a 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 the day of May 13, 2017.



(SEAL)

REAL ESTATE TRANSFER TAX		19-May-2017
	COUNTY:	23.50
	ILLINOIS:	47.00
	TOTAL:	70.50
16-10-419-014-0000   20170501652220   0-834-597-312		

REAL ESTATE TRANSFER TAX		19-May-2017
	CHICAGO:	352.50
	CTA:	141.00
	TOTAL:	493.50 *
16-10-419-014-0000   20170501652220   1-371-466-224		
* Total does not include any applicable penalty or interest due.		

Grantor(s) Name, Address, phone:

2539 W Peterson  
Ave Chicago IL 60659

Grantee(s) Name, Address, phone:

Andraus Thornton  
910 S Menard  
Chicago IL 60644  
SEND TAX STATEMENTS TO GRANTEE  
Andraus Thornton  
910 S. Menard Ave  
Chicago IL 60644

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## EXHIBIT A

Order No.: SC17011432

For APN/Parcel ID(s): 16-10-419-014-0000

For Tax Map ID(s): 16-10-419-014-0000

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LOT 12 IN THE RESUBDIVISION OF THE NORTH 1/2 OF BLOCK 30 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office