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MAIL RECORDED DEED TO:
ATTORNEY MARC HAMILTON
10244 S. BEVERLY
CHICAGO, IL 60642

Doc#: 1714649057 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/26/2017 09:16 AM Pg: 1 of 2

MAIL TAX BILL TO:
RONALD JENKINS
1621 E. 86TH STREET
CHICAGO, IL 60617

Dec ID 20161001671737
ST/CO Stamp 0-259-407-040 ST Tax \$232.00 CO Tax \$116.00
City Stamp 0-930-495-680 City Tax: \$2,436.00

THIS INSTRUMENT PREPARED BY:
ATTORNEY GARY K. DAVIDSON
CASTLE LAW LLC
13963 S. Bell Road
Homer Glen, IL. 60431

ABOVE SPACE FOR RECORDER'S USE

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor, **BLACK WALNUT DEVELOPMENT PARTNERS LLC**, an Illinois Limited Liability Company, whose address is: 155 N. Harbor Drive, #700, Chicago, IL 60601, For and in consideration of the sum of One Dollar and other good and valuable considerations, The receipt of which is hereby acknowledged, **GRANT, CONVEY and WARRANT to RONALD JENKINS, a single person**, whose address is: 2243 S. Avers, Chicago, IL 60623 the following described real estate, to-wit:

LOT 13 IN BLOCK 2 IN ARCHIBALD'S STONY ISLAND MANOR, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Subject to: Taxes not due and payable; Covenants, restrictions and easements Of record, if any.

P.I.N. # 20-36-324-013-0000


Commonly known as: 1621 E. 86th Street, Chicago, IL 60617

THIS IS NOT HOMESTEAD PROPERTY. THERE ARE NO HOMESTEAD RIGHTS TO WAIVE.

Situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX		24-Jan-2017
	COUNTY:	116.00
	ILLINOIS:	232.00
	TOTAL:	348.00
20-36-324-013-0000 20161001671737 0-259-407-040		

DATED this 23rd day of December 2016.

REAL ESTATE TRANSFER TAX		24-Jan-2017
	CHICAGO:	1,740.00
	CTA:	696.00
	TOTAL:	2,436.00 *
20-36-324-013-0000 20161001671737 0-930-495-680		

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

FIDELITY NATIONAL TITLE

0016032805
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BLACK WALNUT DEVELOPMENT PARTNERS, LLC

By: Thomas D Gallagher
Thomas Gallagher, MEMBER

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, **DO HEREBY CERTIFY THAT THOMAS GALLAGHER**, whose identity is personally known to me and by who by me duly Sworn/affirmed, did say that he is the Managing Member of BLACK WALNUT PROPERITES, LLC., and that said document was signed by him in behalf of said Company by Authority of its Bylaws.

Given under my hand and Notarial Seal this 23rd day of December 2016.

Diane M Spallina
NOTARY PUBLIC

My Commission Expires: 2/6/18



PROPERTY OF COOK COUNTY CLERK'S OFFICE