

157  
Warranty Deed  
Statutory (ILLINOIS)

UNOFFICIAL COPY

Doc#: 1716755074 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/16/2017 09:26 AM Pg: 1 of 2

Dec ID 20170601674192  
ST/CO Stamp 0-846-559-680 ST Tax \$230.00 CO Tax \$115.00  
City Stamp 1-520-895-424 City Tax: \$2,415.00

NAT  
17-2641165  
**THIS INDENTURE  
WITNESSETH**

THE ABOVE SPACE FOR RECORDER'S USE ONLY

That the Grantor, **3638 WEST THOMAS, LLC**, an Illinois limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following describe real estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the member of said limited liability company, hereby **CONVEYS** and **WARRANTS** to **JONATHON GUEVARA**, whose address is 3039 N. Milwaukee, Chicago, IL 60618, the following described Real Estate situated in the County of **COOK** in the State of Illinois, to wit: **JONATHAN**

**LOT 30 IN BLOCK 2 IN TREAT'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**P.I.N. 16-02-306-040-0000 and 16-02-306-039-0000**  
**C/K/A 3638 WEST THOMAS STREET, CHICAGO, IL 60651**

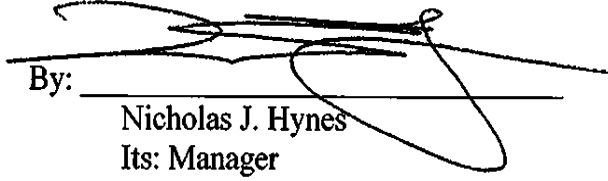
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** (1) general real estate taxes not yet due and payable; (2) covenants, conditions and restrictions of record; (3) building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the subject real estate.

**UNOFFICIAL COPY**

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date: 13th day of June, 2017.

**3638 WEST THOMAS, LLC**, an Illinois limited liability company

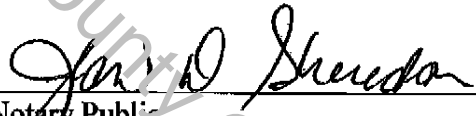
By:   
Nicholas J. Hynes  
Its: Manager

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 **NICHOLAS J. HYNES** is manager of **3638 WEST THOMAS, LLC**, an Illinois limited liability company, and 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 and delivered the said instrument of his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date: 13<sup>th</sup> day June, 2017.



  
Notary Public  
My commission expires 8/26/2019

After Recording Mail to:



John Mantas  
1300 West Higgins, Ste.209  
Park Ridge, IL 60068


Send Subsequent Tax Bills to:

**JONATHAN**  
Jonathan Guevara  
~~3638 W. Thomas~~ 2200 N. LA SALLE AVE.  
Chicago, IL ~~60651~~ 60639

This Instrument Was Prepared by:  
Whose Address Is:

Hynes Law Group, P.C.  
6650 N. Northwest Hwy, Suite 304  
Chicago, IL 60631

| REAL ESTATE TRANSFER TAX  |           | 16-Jun-2017 |
|---|-----------|-------------|
|  | COUNTY:   | 115.00      |
|  | ILLINOIS: | 230.00      |
|   | TOTAL:    | 345.00      |
| 16-02-306-040-0000   20170601674192   0-846-559-680                                 |           |             |

| REAL ESTATE TRANSFER TAX   |          | 16-Jun-2017 |
|--|----------|-------------|
|  | CHICAGO: | 1,725.00    |
|  | CTA:     | 690.00      |
|  | TOTAL:   | 2,415.00 *  |
| 16-02-306-040-0000   20170601674192   1-520-895-424                                  |          |             |
| * Total does not include any applicable penalty or interest due.                     |          |             |