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**WARRANTY DEED
INDIVIDUAL
Statutory (ILLINOIS)**

Doc#: 1717239091 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/21/2017 10:33 AM Pg: 1 of 3

Dec ID 20170601676750
ST/CO Stamp 1-283-417-536 ST Tax \$647.50 CO Tax \$323.75
City Stamp 1-186-077-120 City Tax: \$6,798.75

**THE GRANTOR, AUM
CAPITAL LLC, 3943
ADDISON**, an Illinois series
limited liability company, of
the City of Chicago, County of
Cook, State of Illinois, for and
in consideration of Ten and
00/100 (\$10.00) DOLLARS in

hand paid, CONVEYS and WARRANTS to **Fraser Duncan and Stacey Duncan**, husband and
wife, not as Tenants in Common nor as Tenants by the Entirety, but as **JOINT TENANTS**, the
following described Real Estate situated in the County of Cook in the State of Illinois to wit:

SEE EXHIBIT A, ATTACHED HERETO.

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility
easements; acts done by or suffered through Buyer; existing leases and tenancies, if any;
all special governmental taxes or assessments confirmed and unconfirmed; and general
real estate taxes not yet due and payable

Permanent Real Estate Index Number:
Address of Real Estate:

13-23-300-007-0000
3943 W. Addison St., Chicago, IL 60618

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this
19 day of June, 2017.

AUM CAPITAL LLC, 3943 ADDISON,
an Illinois series limited liability company

By: _____

Name: Jonathan Gil

Its: Manager

Mail To:

Steven Felton
2220 W. North Avenue
Chicago, Illinois 60647

Send Subsequent Tax Bills To:

Fraser and Stacey Duncan
831 Fair Oaks Avenue
Oak Park, Illinois 60302

This instrument was prepared by Eli Morgenstern, PreroLaw, P.C., 8424 Skokie Blvd., #200,
Skokie, IL 60077

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STATE OF ILLINOIS)
)
 COUNTY OF COOK)

SS

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jonathan Gil, manager of AUM Capital LLC, 3943 Addison, an Illinois series limited liability company, personally appeared before me this day in person, and acknowledged that he has signed, sealed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 19 day of June, 2017.

Eliyahu Morgenstern

 Notary Public

Commission expires March 31, 2018.



Property of Cook County Clerk's Office

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EXHIBIT A Legal Description

The West 25 feet of Lot 18 in Block 1 in Bauer's Resubdivision of Block 9 in Jones Subdivision of the North 1/2 of the Southwest 1/4 of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number:

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