

# UNOFFICIAL COPY

Doc#: 1719239020 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/11/2017 09:38 AM Pg: 1 of 2

Dec ID 20170601682883  
ST/CO Stamp 0-574-482-880 ST Tax \$289.00 CO Tax \$144.50  
City Stamp 0-446-261-696 City Tax: \$3,034.50



**First American Title Insurance Company**  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**

Chicago Title(L) 17PNW024085WC HD 1 of 2

THE GRANTOR(S) ~~Chicago Wonder Group, LLC~~, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to ~~Gerardo J. Aguilar and Lucia Aguilar~~, <sup>Marie</sup> Dionne Terrell and <sup>Willie</sup> John Terrell Sr.

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**THE NORTH 1/2 OF THE SOUTH 1/2 OF LOT 69 IN THE SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) OF SECTION 30 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number: 13-30-214-041-0000  
Address of Real Estate: 3005 N. Natchez Avenue. Chicago, IL 60634

Dated this 4 day of May, 20 17

Chicago Wonder Group, LLC

Xin Ji  
Xin Ji, member

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STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Xin Ji**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ their 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 official seal, this 4<sup>th</sup> day of MAY, 20 17.



Arianna Listecky (Notary Public)

Prepared by: *Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521*

**Mail to:**

John W. Terrell JR.  
3005 N. Natchez  
Chicago, IL 60634

**Name and Address of Taxpayer:**

John W. Terrell Jr.  
3005 N. Natchez  
Chicago, IL 60634