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Str 201146 51815
WARRANTY DEED
LLC to Individual

Doc#: 1719908297 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/18/2017 11:30 AM Pg: 1 of 3

After Recording Mail to:

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

Dec ID 20170701690064
ST/CO Stamp 0-109-737-408 ST Tax \$1,235.00 CO Tax \$617.50
City Stamp 0-762-015-168 City Tax: \$12,967.50

Name & Address of Taxpayer:

David H. Stults
3425 N. Bosworth Ave.
Chicago, IL 60657

WARRANTY DEED

THE GRANTOR, Blue 42 Properties LLC - 3425 LLC, an Illinois Limited Liability Company, with principal offices at 1305 W. Waveland Ave., Chicago, IL 60613, County of Cook, State of Illinois, duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS to the GRANTEE, David H. Stults, ^{AND LISA DONIS HUSBAND AND} ~~a married person,~~ ^{WIFE}** whose address is 3425 N. Bosworth Ave., Chicago, IL 60657, County of Cook, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:



Legal Description: See Exhibit A attached hereto and incorporated by reference herein;
PIN: 14-20-309-009-0000
Common Address: 3425 N. Bosworth Ave., Chicago, IL 60657


IN WITNESS WHEREOF, said Grantor has executed this deed this 14th day of July, 2017.

Blue 42 Properties LLC - 3425 LLC,
an Illinois Limited Liability Company

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

By: 
Scott Strong, Sole Manager & Member

REAL ESTATE TRANSFER TAX		18-Jul-2017
	COUNTY:	617.50
	ILLINOIS:	1,235.00
	TOTAL:	1,852.50
14-20-309-009-0000 20170701690064 0-109-737-408		

REAL ESTATE TRANSFER TAX		18-Jul-2017
	CHICAGO:	9,262.50
	CTA:	3,705.00
	TOTAL:	12,967.50 *
14-20-309-009-0000 20170701690064 0-762-015-168		
* Total does not include any applicable penalty or interest due.		

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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 Scott Strong appeared before me this day in person and acknowledged that as sole manager and member of **Blue 42 Properties LLC - 3425 LLC, an Illinois Limited Liability Company**, he signed and delivered the foregoing instrument as his free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my name and notarial seal this 14th day of July, 2017.



[Handwritten Signature]

Notary Public

NOTARY SEAL HERE

My commission expires: 4/17/20

NAME AND ADDRESS OF PREPARER:

Jeffrey M. Weston
Attorney at Law
900 Skokie Blvd., Suite 135
Northbrook, IL 60062

Watermark: Properly Cook County Clerk's Office

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EXHIBIT A

Legal Description:

Lot 14 and the North 5 feet of Lot 15 in Block 6 in Lane Park Addition to Lake View said Addition being a Subdivision of North $\frac{1}{2}$ of West $\frac{1}{2}$ of the North $\frac{1}{4}$ of South $\frac{1}{2}$ of said West $\frac{1}{2}$ of Southwest $\frac{1}{4}$ of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

PIN: 14-20-309-009-0000

Common Address: 3425 N Bosworth Ave., Chicago, IL 60657

SUBJECT TO: general real estate taxes for 2016, second installment and subsequent years not yet due and payable; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants, conditions and restrictions of record; acts done or suffered by or through the grantee(s).

Property of Cook County Clerk's Office