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Doc#: 1721957092 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/07/2017 10:44 AM Pg: 1 of 3

WARRANTY DEED
Statutory (ILLINOIS)

Dec ID 20170701689557
ST/CO Stamp 0-045-837-760 ST Tax \$755.50 CO Tax \$377.75
City Stamp 0-918-461-888 City Tax: \$7,932.75

#400315356 1/2

GIT

THE GRANTOR, J.L. Construction, Inc., an Illinois corporation, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEEES, Dramaine Irions and Crystal Clark, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 31 IN FREDERICK B. CLARKE'S SUBDIVISION OF LOTS 4 TO 13 AND THE SOUTH 1/2 OF LOT 3 IN BLOCK 2 OF THE BAYARD & PALMER ADDITION, IN THE SOUTH 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PIN: 20-02-113-079-0000


Address of Real Estate: 928 E. 42nd Place, Chicago, Illinois 60653-3027

Subject to: general real estate taxes not yet due and payable at the time of Closing; (b) applicable zoning and building laws and ordinances; (c) covenants, conditions, restrictions, encroachments and easements of record (none of which shall affect the use and occupancy of the Property as a single family residence) including that certain Declaration of Easements, Covenant and Party Wall Agreement recorded with the Cook County Recorder of Deeds Office as Document No. 1532413060; (d) acts done or suffered by Purchaser or anyone claiming through Purchaser; (e) utility easements, whether recorded or unrecorded; (f) liens and other matters of title over which the Title Company is willing to insure over without cost to Purchaser.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

GRANTEES HEREBY WAIVE ANY IMPLIED WARRANTY OF HABITABILITY AND ACKNOWLEDGES, UNDERSTANDS AND AGREE THAT IT IS NOT PART OF THE AGREEMENT FOR THE REAL ESTATE.

REAL ESTATE TRANSFER TAX		20-Jul-2017
	COUNTY:	377.75
	ILLINOIS:	755.50
	TOTAL:	1,133.25
20-02-113-079-0000 20170701689557 0-045-837-760		

REAL ESTATE TRANSFER TAX		20-Jul-2017
	CHICAGO:	5,666.25
	CTA:	2,266.50
	TOTAL:	7,932.75 *
20-02-113-079-0000 20170701689557 0-918-461-888		
* Total does not include any applicable penalty or interest due.		

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GRANTEES ACKNOWLEDGE AND UNDERSTAND THAT IF A DISPUTE ARISES WITH THE GRANTOR AND THE DISPUTE RESULTS IN A LAWSUIT, GRANTEES WILL NOT BE ABLE TO RELY ON THE IMPLIED WARRANTY OF HABITABILITY AS A BASIS FOR SUING THE GRANTOR, OR AS A BASIS FOR DEFENSE IF THE GRANTOR SUES GRANTEES.

THE WAIVER AND DISCLAIMER OF IMPLIED WARRANTY OF HABITABILITY CONTAINED HERE SHALL BE BINDING UPON GRANTEES AND GRANTEES' SUCCESSORS, ASSIGNS, HEIRS, EXECUTORS, ADMINISTRATORS, AND LEGAL AND PERSONAL REPRESENTATIVES. EACH SUCCESSOR, BY ACCEPTING A DEED TO THE SUBJECT PROPERTY, ACKNOWLEDGES THAT IT WILL BE DEEMED TO HAVE WAIVED ANY IMPLIED WARRANTY OF HABITABILITY.

[SIGNATURE PAGE TO FOLLOW]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Warranty Deed this 14 day of July, 2017.

J.L. Construction, Inc., an Illinois corporation

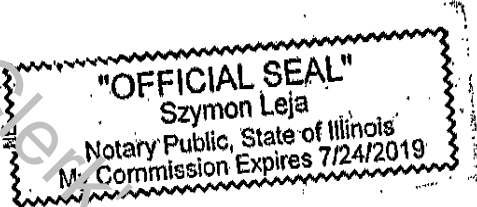
By: [Signature]
Name: John Leja
Title: President

State of Illinois)
) ss
County of Cook)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that John Leja, the President of J.L. Construction, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed 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 14 day of July, 2017.

[Signature]
Notary Public
My commission expires: 7/24/19



This instrument was prepared by:
Max J. Kanter, Esq.
Bronson & Kahn LLC
150 North Wacker Drive, Suite 1400
Chicago, Illinois 60606

Mail to:
Lisa Raimondi, Esq.
Raimondi Law Group, Ltd.
15774 S. LaGrange Road, #161
Orland Park, IL 60462

Send Subsequent Tax Bills to:
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