

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 1722846114 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/16/2017 11:25 AM Pg: 1 of 2

Dec ID 20170701689229
ST/CO Stamp 0-825-168-832 ST Tax \$468.00 CO Tax \$234.00
City Stamp 0-908-940-736 City Tax: \$4,914.00

FIDELITY NATIONAL TITLE

CH17010436

Above Space for Recorder's Use Only

THE GRANTOR(s) SOUTH BAY PARTNERS, LLC, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to KRISTIN HUPFER of Illinois, the following described Real Estate situated in the County of COOK in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2016 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-26-320-042-0000

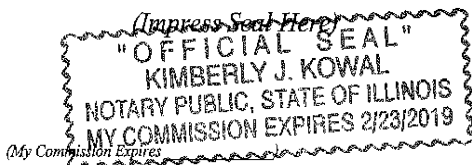
Address(es) of Real Estate:
2502 N LAWNDALE AVE
CHICAGO, IL 60647-1110

M * A SINGLE WOMAN

The date of this deed of conveyance is 07/25/2017

SOUTH BAY PARTNERS, LLC

State of IL, County of COOK SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory(s) whose name is Mike Vesole 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 7/25/2017

Kimberly J. Kowal

Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as: 2502 N LAWNDALE AVE, CHICAGO, IL 60647-1110

Legal Description:

LOT 30 IN C.P. DOSE'S SUBDIVISION OF BLOCK 13 (EXCEPT THE NORTH 44 FEET THEREOF) IN KIMBALL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		15-Aug-2017
		COUNTY: 234.00
		ILLINOIS: 468.00
		TOTAL: 702.00
13-26-320-042-0000 20170701689229 0-825-168-832		

REAL ESTATE TRANSFER TAX		15-Aug-2017
		CHICAGO: 3,510.00
		CTA: 1,404.00
		TOTAL: 4,914.00 *
13-26-320-042-0000 20170701689229 0-908-940-736		

* Total does not include any applicable penalty or interest due.

This instrument was prepared by:

Mark Edison
Law Office Mark E. Edison PC
1415 W. 22nd Street Tower Floor
Oak Brook, IL 60523

Send subsequent tax bills to:

KRISTIN HUPFER
2502 N LAWNDALE AVE
CHICAGO IL 60647

Recorder-mail recorded document to:

KRISTIN HUPFER
2502 N LAWNDALE AVE
CHICAGO IL 60647