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17-265345

# UNOFFICIAL COPY

## Warranty Deed Statutory (ILLINOIS)

Doc#: 1735649119 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/22/2017 01:23 PM Pg: 1 of 2

Dec ID 20171201672191  
ST/CO Stamp 1-401-906-208 ST Tax \$99.00 CO Tax \$49.50  
City Stamp 1-670-341-664 City Tax: \$1,039.50

### THIS INDENTURE WITNESSETH

THE ABOVE SPACE FOR RECORDER'S USE ONLY

That the Grantor, **CHICAGO PROPERTY PORTFOLIO, LLC**, an Illinois limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following describe real estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the member of said limited liability company, hereby **CONVEYS** and **WARRANTS** to **AARON COLLARD**, a married person, whose address is: 1537 E 55<sup>TH</sup> PLACE, CHGO, IL, the following described Real Estate situated in the County of **COOK** in the State of Illinois, to wit:

**THE SOUTH 16 AND 2/3 FEET OF THE NORTH 33 AND 1/3 FEET OF LOT 5 IN BLOCK 11 IN WOODLAWN RIDGE, A SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN COOK COUNTY, STATE OF ILLINOIS.**

P.I.N.  
C/K/A

20-23-122-024-0000  
6620 S. Ingleside Ave, CHICAGO, IL 60637

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

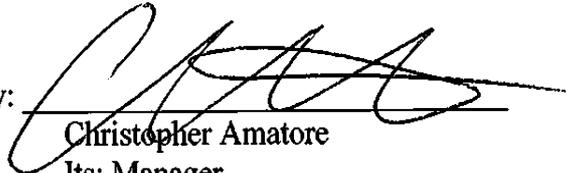
**THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR**

**SUBJECT TO:** (1) general real estate taxes not yet due and payable; (2) covenants, conditions and restrictions of record; (3) building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the subject real estate.

**UNOFFICIAL COPY**

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:  
12/19/17

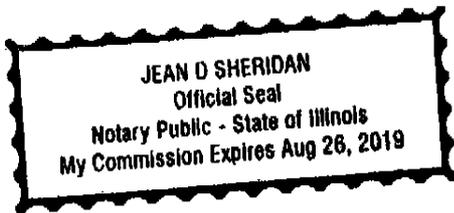
**CHICAGO PROPERTY PORTFOLIO, LLC**  
an Illinois limited liability company

By:   
Christopher Amatore  
Its: Manager

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 **CHRISTOPHER AMATORE** is manager of **CHICAGO PROPERTY PORTFOLIO, LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument of his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date: December 19, 2017



  
Notary Public  
My commission expires Aug 26, 2019

After Recording Mail to:

KAREN WALKER  
3353 S. Prairie, 1<sup>st</sup> Floor  
Chicago, IL 60616

Send Subsequent Tax Bills to:

AARON COLLARD  
6620 S. Ingleside Ave  
Chicago, IL 60637

This Instrument Was Prepared by:  
Whose Address Is:

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

REAL ESTATE TRANSFER TAX		21-Dec-2017
	COUNTY:	49.50
	ILLINOIS:	99.00
	TOTAL:	148.50
20-23-122-024-0000   20171201672191   1-401-906-208		

REAL ESTATE TRANSFER TAX		21-Dec-2017
	CHICAGO:	742.50
	CTA:	297.00
	TOTAL:	1,039.50 *
20-23-122-024-0000   20171201672191   1-670-341-664		
* Total does not include any applicable penalty or interest due.		