

# UNOFFICIAL COPY

Doc#: 1800808194 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/08/2018 01:15 PM Pg: 1 of 2

Dec ID 20180101677442  
ST/CO Stamp 1-184-001-056 ST Tax \$83.00 CO Tax \$41.50  
City Stamp 1-555-278-880 City Tax: \$871.50

40035642 (1/2) **GIT**  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**

**THE GRANTOR (NAME AND ADDRESS)**

Quad2 Properties, LLC  
One University Plaza  
Suite 622  
Hackensack, NJ 07601

(The Above Space for Recorder's Use Only)

THE GRANTOR Quad2 Properties, LLC, of Hackensack, New Jersey for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Clifford A. Ford, Jr., an unmarried man, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 21 IN BLOCK 30 IN IRONWORKER'S ADDITION TO SOUTH CHICAGO,  
BEING A SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF SECTION 8,  
TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.



Permanent Index Number(s): 26-08-319-042-0000

Property Address: 10452 S. Avenue M, Chicago, IL 60617

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).


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.

[Signature on the following page.]

REAL ESTATE TRANSFER TAX		08-Jan-2018
	COUNTY:	41.50
	ILLINOIS:	83.00
	TOTAL:	124.50

26-08-319-042-0000 | 20180101677442 | 1-184-001-056

Page 1 of 2

REAL ESTATE TRANSFER TAX		08-Jan-2018
	CHICAGO:	622.50
	CTA:	249.00
	TOTAL:	871.50 *

26-08-319-042-0000 | 20180101677442 | 1-555-278-880

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

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Exceptions, if any: None.

That in further consideration of the payment of the sales price by Buyer, the Owner does hereby grant, bargain, sell, and deliver unto Buyer the personal property, ("Personal Property"), as set forth in that certain Real Estate Sale Contract accepted November 7, 2017. That all of said goods, chattels, and personal property are fully paid for and are owned by the undersigned, who have full power, good right, and lawful authority to dispose of same in the manner aforesaid.

That the Owner does, for itself, its heirs, executors, and administrators, covenants and agrees to warrant and defend said goods, chattels, and personal property to said Buyer, his heirs, executors, administrators, and assigns, against the lawful claims and demands of all and every person and persons whomsoever.

That the plural terms "Owners" and "Buyers" shall be equally applicable in the singular sense if there be only one such person.

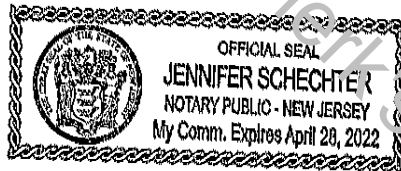
IN WITNESS THEREOF, the undersigned have hereunto set their hands and seals, at Hackensack, New Jersey, this 20 day of December 2017

Quad2 Properties, LLC

By: [Signature]  
Elliot Schechter, Manager

Subscribed and Sworn to before me this 20 day of December, 2017

[Signature]  
Notary Public



Prepared By:  
Michael J. Greenan  
1341 W. Fullerton Ave #175  
Chicago, IL 60614  
773-549-8700

Mail Tax Bills:  
Clifford Ford Jr.  
3 Sycamore CT  
Calumet City IL  
60409

