

UNOFFICIAL COPY

Prepared by:
Vytenis Lietuvninkas
Attorney at Law
4536 W. 63rd Street
Chicago, IL 60629

When recorded return to:
Jon E. Ehrenstrom
Attorney at Law
580 Oakmont Lane
Westmont, Illinois 60559

Mail tax bills to:
Jih-Chiun Lee
7542 South Crandon Avenue
Chicago, Illinois 60603



Doc# 1801842025 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/18/2018 03:01 PM PG: 1 OF 3

THIS INDENTURE, made this December 20th, 2017, between Stone Fox Capital, LLC a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and, Jih-Chiun Lee of 1109 Hayes Avenue, Oak Park, Illinois 60301, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to grantee's heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 7 AND THE NORTH 10 FEET OF LOT 6 IN BLOCK 2 IN BOYD AND HALLS SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 20-25-405-033-0000

FIRST AMERICAN TITLE
FILE # 2895901

Address of Real Estate: 7542 South Crandon Avenue, Chicago, Illinois 60603

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in, and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, heirs and assigns forever

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

Subject to taxes for 2017 and thereafter, and to easements, covenants, conditions and restrictions of record.

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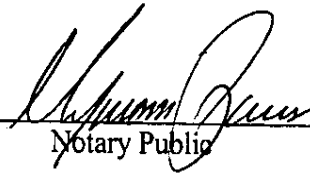
Stone Fox Capital, LLC, an Illinois limited liability company
By: Joseph Alan Miller, its Manager

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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Joseph Alan Miller** personally known to me to be the Manager of the **Stone Fox Capital, LLC**, 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 severally acknowledged that as such Manager, he signed and delivered the said 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 hand and official seal this December ^{14th MP} 20th, 2017.





Notary Public



(Notary Public Stamp)

REAL ESTATE TRANSFER TAX		21-Dec-2017
	CHICAGO:	2,002.50
	CTA:	801.00
	TOTAL:	2,803.50 *

20-25-405-033-0000 | 20171201671526 | 1-545-328-672
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Dec-2017
	COUNTY:	133.50
	ILLINOIS:	267.00
	TOTAL:	400.50

20-25-405-033-0000 | 20171201671526 | 1-257-019-328

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AFFIX STAMPS

7542 South Crandon Avenue
Chicago IL 60649

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