UNOFFICIAL COPY

THIS DEED WAS PREPARED BY:
Matthew Brotschul
Brotschul Potts LLC
30 N. LaSalle, Unit 1402
Chicago, Illinois 60602

Doc#. 1801946069 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 01/19/2018 09:23 AM Pg: 1 of 3

Dec ID 20180101684290 ST/CO Stamp 1-254-511-136 ST Tax \$1,570.00 CO Tax \$785.00 City Stamp 1-226-570-784 City Tax: \$16,485.00

GIT

WARRANTY DEED

THIS WARRANTY DEED, made effective as of W SCHOOL LLC, an Illine's limited liability company, having an address of 2615 N. Francisco, Chicago, IL 60647 ("Grantor"), to RICH FOX AND VANESSA FOX, husband and wife, having an address of hisos Illinois ("Grantee"), not as tenants in common, and as joint tenants, but as tenants by the entirety, WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paic, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, PALEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever. The Real Property does not constitute homestead property.

[Signatures on Following Page]

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IN WITNESS WHEREOF, Grantor has signed this Warranty Deed as of the day and year first above written.

GRANTOR:

2119 W SCHOOL LLC, an

Illinois, limited liability company

By:

ratick C Johnston, authorized signatory

ACKNOWLEDGEMENT

STATE OF ILLINOIS

) 55

COUNTY OF COXK

I, the undersigned, a Notary Peblic in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, *Patrick C Jo'uns'on*, the authorized signatory of **2119 W SCHOOL LLC**, an Illinois limited liability company, appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as ris free and voluntary act and the free and voluntary act of the Company for the purposes set forth herein.

Given under my hand and notarial seal this (day of Juman

. 2018.

STEPHANIE OLESCH
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
MARCH 16, 2021

Notary Public

My commission expires on Mull, 2021

REAL ESTATE TRANSFER TAX			18-Jan-2018
	A STATE OF THE PARTY OF THE PAR	COUNTY:	785.00
	(SWA	ILLINOIS:	1,570.00
		TOTAL:	2,355.00
14-19-326	-022-0000	20180101684290	1-254-511-136

REAL ESTATE TRA	18-Jan-2018	
	CHICAGO:	11,775.00
	CTA:	4,710.00
	TOTAL:	16,485.00 *
	200100101001000	1 4 226-570-784

14-19-326-022-0000 | 20180101684290 | 1-226-570-784
* Total does not include any applicable penalty or interest due.

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EXHIBIT A

LOT 46 IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 47 IN OGDEN'S SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH. RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) (TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREOF), IN COOK COUNTY, ILLINOIS.

CKA: 2119 W School St, Chicago, IL 60618

PIN(s):14-19-526-022-0000

When recorded return to And all future tax bills shall be sent to:

hichard and Vanessa fox
2119 W. School Street
Chrongo, The 60618