

# UNOFFICIAL COPY

Doc# 1801946069 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/19/2018 09:23 AM Pg: 1 of 3

L1036362G 1/2

THIS DEED WAS PREPARED BY:

Matthew Brotschul  
Brotschul Potts LLC  
30 N. LaSalle, Unit 1402  
Chicago, Illinois 60602

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 January 16, 2018 from **2119 W SCHOOL LLC**, an Illinois 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 Chicago, Illinois ("Grantee"), not as tenants in common, nor 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 paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, 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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## 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): 14-19-326-022-0000

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

Richard and Vanessa Fox  
2119 W. School Street  
Chicago, IL 60618

Cook County Clerk's Office