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WARRANTY DEED (Illinois)

726046 1/2

THIS DEED is made as of the 23 day of January, 2018, by and between

Doc# 1804029033 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/09/2018 10:37 AM PG: 1 OF 4

KEEPER PROPERTY HOLDINGS LLC
An Illinois Limited Liability Company
("Grantor," whether one or more),

and

ANDREA JOHN & MARCO ELLIS, Joint Tenants

("Grantee," whether one or more).

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 98, IN A.C. BARNEY'S SUBDIVISION OF BLOCK 10 OF CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2206 W OHIO ST., CHICAGO, IL 60612

P.I.N.: 17-07-114-044-0000 (underlying) 17-07-114-053-0000 (new for 2017)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, 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 Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his 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 encumbered 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 DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2016 and subsequent years.

RW

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 23 day of January, 2018,

KEEPER PROPERTY HOLDINGS LLC
By Its Manager
MIHAI LEHENE

[Signature]
MIHAI LEHENE, MANAGER

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: 2206 W Ohio St
Chicago, IL 60612

SEND SUBSEQUENT TAX BILLS TO: 2206 W Ohio St
Chicago, IL 60612

OR RECORDER'S OFFICE BOX NO. _____

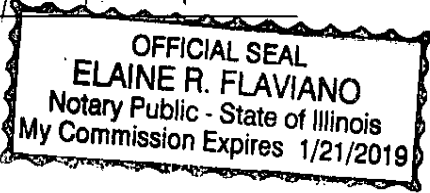
STATE OF IL }
 } SS
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that MIHAI LEHENE, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of January, 2018.

Notary Public *[Signature]*

My Commission Expires: 1/21/2019



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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

25-Jan-2018



CHICAGO:	10,950.00
CTA:	4,380.00
TOTAL:	15,330.00 *

17-07-114-053-0000 | 20180101689999 | 0-705-944-608

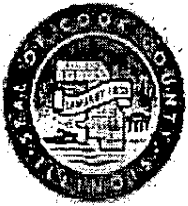
* Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

25-Jan-2018



COUNTY:	730.00
ILLINOIS:	1,460.00
TOTAL:	2,190.00

17-07-114-053-0000

| 20180101689999 | 0-922-268-192