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Warranty Deed
(ILLINOIS)

Doc# 1804644063 Fee \$60.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 02/15/2018 02:40 PM PG: 1 OF 2

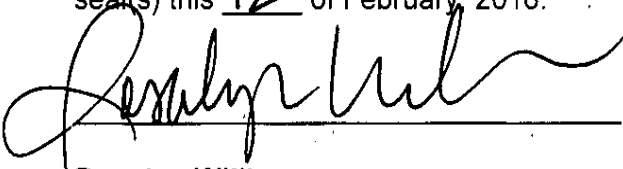
THE GRANTOR, Rosalyn Williams, a Married woman, of the County of Cook, State of Illinois, for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, CONVEY(S) and WARRANT(S) to BPV Investment Group, LLC, of 5600 N. River Rd., Suite 800, Rosemont, IL 60018, the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

Legal Description: LOT 35 AND THE NORTH QUARTER OF LOT 34 IN BLOCK 16 IN SHELDON HEIGHTS, IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Address of Property: 11231 S Eggleston Ave, Chicago, IL
Permanent Index Number: 25-21-115-010-0000

SUBJECT TO general real estate taxes for 2017 and subsequent years and to the restrictions, conditions, covenants and easements of record.

In Witness Whereof, said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) this 12 of February, 2018.





Rosalyn Williams

| REAL ESTATE TRANSFER TAX | | 15-Feb-2018 |
|---|----------|-------------|
|  | CHICAGO: | 168.75 |
| | CTA: | 67.50 |
| | TOTAL: | 236.25 * |

25-21-115-010-0000 | 20180201601083 | 0-612-275-232

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

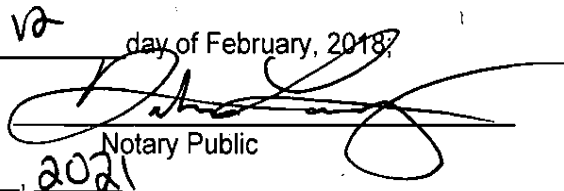
| REAL ESTATE TRANSFER TAX | | 15-Feb-2018 |
|---|-----------|-------------|
|  | COUNTY: | 11.25 |
|  | ILLINOIS: | 22.50 |
| | TOTAL: | 33.75 |

25-21-115-010-0000 | 20180201601083 | 0-795-855-392

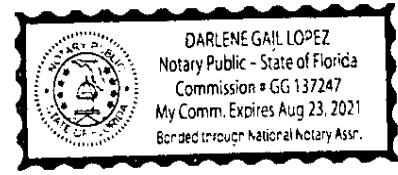
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I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that **Rosalyn Williams**, a Married woman, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 10 day of February, 2018;


Notary Public

Commission expires August 23, 2021



This instrument was prepared by:
JAMES VACHACHIRA
ABRAHAM SWEENEY VACHACHIRA
834 E. Rand Road, Unit #3
Mount Prospect, Illinois 60056

MAIL TO:
BPV Investment Group, LLC
371 S Clyde Ct
Palatine IL 60067

SEND SUBSEQUENT TAX BILLS TO:
BPV Investment Group, LLC
371 S Clyde Ct
Palatine IL 60067

Property of Cook County Clerk's Office