

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)

1/2 400356776

Doc#: 1806501098 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/06/2018 10:48 AM Pg: 1 of 3

Dec ID 20180201606054
ST/CO Stamp 1-557-142-048 ST Tax \$590.00 CO Tax \$295.00
City Stamp 0-556-714-528 City Tax: \$6,195.00

GIT

THE GRANTOR, 627 E Bowen, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEEES, Melvin D. Hines and LaToya Hines, HUSBAND AND WIFE, AS TENANCY BY THE ENTIRETY the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 15 IN RICE AND VALENTINE'S SUBDIVISION OF LOTS 11 TO 20 INCLUSIVE IN DOBBIN'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-03-218-012-0000

Address of Real Estate: 627 E. Bowen Avenue, Chicago, Illinois 60653

Subject to: covenant, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantees; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable as of the date hereof.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

GRANTEES HEREBY WAIVE ANY IMPLIED WARRANTY OF HABITABILITY AND ACKNOWLEDGES, UNDERSTANDS AND AGREE THAT IT IS NOT PART OF THE AGREEMENT FOR THE REAL ESTATE.

GRANTEES ACKNOWLEDGE AND UNDERSTAND THAT IF A DISPUTE ARISES WITH THE GRANTOR AND THE DISPUTE RESULTS IN A LAWSUIT, GRANTEEES WILL NOT BE ABLE TO RELY ON THE IMPLIED WARRANTY OF HABITABILITY AS A BASIS FOR SUING THE GRANTOR, OR AS A BASIS FOR DEFENSE IF THE GRANTOR SUES GRANTEEES.

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THE WAIVER AND DISCLAIMER OF IMPLIED WARRANTY OF HABITABILITY CONTAINED HERE SHALL BE BINDING UPON GRANTEES AND GRANTEES' SUCCESSORS, ASSIGNS, HEIRS, EXECUTORS, ADMINISTRATORS, AND LEGAL AND PERSONAL REPRESENTATIVES. EACH SUCCESSOR, BY ACCEPTING A DEED TO THE SUBJECT PROPERTY, ACKNOWLEDGES THAT IT WILL BE DEEMED TO HAVE WAIVED ANY IMPLIED WARRANTY OF HABITABILITY.

[SIGNATURE PAGE TO FOLLOW]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Warranty Deed this 24th day of February, 2018.

627 E Bowen, LLC, an Illinois limited liability company

By: [Signature]
Name: Szymon Leja
Its: Member

State of Illinois)

)ss

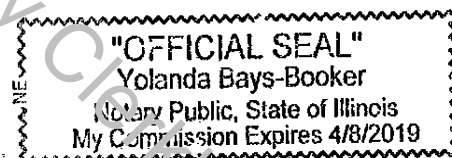
County of Cook)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Szymon Leja, a member of 627 E Bowen, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of February, 2018.

[Signature]
Notary Public

My commission expires: 4-8-19



This instrument was prepared by:

Max J. Kanter, Esq.
Bronson & Kahn LLC
150 North Wacker Drive, Suite 1400
Chicago, Illinois 60606

MAIL TO:

Send Subsequent Tax Bills to:

Melvin D. Hines and LaToya Hines
627 E. Bowen Avenue
Chicago, Illinois 60653

Mail to:

~~Suzanne E. Walters~~
~~Attorney-at-Law~~
~~284 Virginia Street~~
~~Crystal Lake, IL 60014~~

REAL ESTATE TRANSFER TAX 28-Feb-2018



COUNTY:	295.00
ILLINOIS:	590.00
TOTAL:	885.00

20-03-218-012-0000

| 20180201606054 | 1-557-142-048

REAL ESTATE TRANSFER TAX 28-Feb-2018



CHICAGO:	4,425.00
CTA:	1,770.00
TOTAL:	6,195.00 *

20-03-218-012-0000 | 20180201606054 | 0-556-714-528

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