

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Mail to:

J. Christian Manalli
Saul Ewing Arnstein & Lehr LLP
161 N. Clark Street, #4200
Chicago, IL 60601

Name & Address of Taxpayer:

Samuel P. Kirkwood
4603 Periwinkle Drive
Mansfield, TX 76063



1806745068D

Doc# 1806745068 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/08/2018 02:55 PM PG: 1 OF 3

RECORDER'S STAMP

THE GRANTOR, **SAMUEL P. KIRKWOOD**, a married man, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **BIGGER PICTURE REALTY, LLC-7137 S. WINCHESTER AVE. SERIES**, an Illinois limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois and whose address is 4603 Periwinkle Drive, Mansfield, TX 76063,

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 39 IN BLOCK 1 IN B.F. JACOB'S SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTH EAST QUARTER (EXCEPT THE SOUTH 627 FEET THEREOF) IN SECTION 30, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 7137 S. Winchester Ave., Chicago, IL 60636
Permanent Index Number: 20-30-201-019-0000

SUBJECT ONLY TO the following, if any: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies, if any; visible private and public roads and easements therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; act done by or suffered through Buyer, all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not due and payable at the time of Closing

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SY
P 3/8
S W
SCV
INT

REAL ESTATE TRANSFER TAX 08-Mar-2018



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

20-30-201-019-0000 | 20180301613426 | 1-952-979-488

REAL ESTATE TRANSFER TAX

08-Mar-2018



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

20-30-201-019-0000 | 20180301613426 | 0-464-836-128

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

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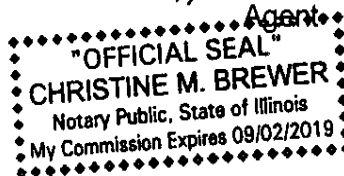
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: March 2nd, 2018

Signature *[Handwritten Signature]*
Agent

Subscribed and sworn to before me by the said Agent this 2nd day of March, 2018.



Notary Public *[Handwritten Signature]*

The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: March 2, 2018

Signature *[Handwritten Signature]*
Agent

Subscribed and sworn to before me by the said Agent this 2nd day of March, 2018.



Notary Public *[Handwritten Signature]*

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Tax Act.)