# **UNOFFICIAL COPY**

#### After recording mail to:

Lisa Sandlow 2211 North Elston, Suite 302 Chicago, Illinois 60614

#### Send subsequent tax bills to:

Kyle Harding 1945 West Henderson Street Chicago, Illinois 60657



Doc# 1809204003 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/02/2018 09:27 AM PG: 1 OF 2

FIRST AMERICAN TITLE FILE # 2899760 3/4

### WARRANTY DEED

THIS WARRANTY DEED is made as of March \_\_\_\_\_\_, 2018 between Bruce B. Wallenberg, as Trustee of the Bruce B. Wallenberg Trust, having an address at 405 South Ojibwa Trail, Mount Prospect, Illinois 60056 ("Grantor"), and Kyle Harding and Ashley Harding (collectively, "Grantee"), husband and wife, not as Tenants in Common, but as Joint Tenants, and their successors and assigns, forever, of 1945 West Henderson Street, Chicago, Illinois 60657 ("Grantee"). For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor CONVEYS and WARRANTS to Grantee, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

LOT 17 IN BLOCK I IN PIERCE'S ADDITION TO HOLSTEIN, SAID ADDITION BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-31-305-016-0000

Commonly known as: 2031 West Armitage Avenue, Chicago, Illinois 60647

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assign FOREVER, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, SUBJECT TO; covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Grantee; existing leases and tenancies; all special governmental taxes or assessments confirmed or unconfirmed; and general real estate taxes not yet due and payable as of the date of this Warranty Deed.

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SY P2 SCY INT

1809204003 Page: 2 of 2

## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Warranty Deed this  $\frac{14^{m}}{10^{m}}$  day of March, 2018.

**Grantor:** 

Bruce B. Wallenberg Trust

Name: Bruce B. Wallenberg

Its: Trustee

STATE OF ILLIAGO

SS

COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Bruce B. Wallenberg, Trustee of the Bruce B. Wallenberg Trust personally known to me to be the same person whose name is subscribed to the foregoing instrument as such individual appeared before me this day in person and severally acknowledged that as such he signed and delivered the said instrument pursuant to his own free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and notarial seal as of MACA

SEAN OFFICIAL SEAL JAMES P WATERS

NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/25/21

This document was prepared by:-

Notary Public

Dubin Singer PC c/o Jordan Gray 123 North Wacker Drive Suite 1600 Chicago, Illinois 60606

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REAL ESTATE TRANSF	FER TAX	24-Mar-2018
REAL ESTATE	CHICAGO: CTA: TOTAL:	5.700.00 2.280.00 7.980.00 *
14-31-305-016-0000	20180301623957	0-947-158-048

14-31-303-010-0000   2010-01	- ·
Total does not include any applicable	penalty or interest due.

REAL ESTATE TRANSFER TAX			TAX	24-Mar-2018	
		A COLOR	COUNTY:	380.00	
1			ILLINOIS:	760.00	
:	A STREET	1.00	TOTAL:	1.140.00	
_	14-31-305-016-0000		20180301623957 1-363-975-712		