


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 # 2899700 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 1 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 assigns 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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