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Doc#: 1809555104 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/05/2018 10:35 AM Pg: 1 of 3

Dec ID 20180301628350
ST/CO Stamp 0-854-114-592 ST Tax \$120.00 CO Tax \$60.00
City Stamp 0-436-306-208 City Tax: \$1,260.00

405711236 1/2
WARRANTY DEED
ILLINOIS STATUTORY

MAIL TO: GIT

THOMAS HOWELL
1200 Pacific Coast Hwy #318
Huntington Beach, CA 92648

NAME & ADDRESS OF TAXPAYER:

THOMAS HOWELL
1200 Pacific Coast Hwy #318
Huntington Beach, CA 92648

The Grantor, JAC, LLC, an Illinois Limited Liability Company ("Grantor"), of 796 W. Bartlett Road, Bartlett, IL 60103 pursuant to the authority given by its Members in the County of Cook, for and in consideration of TEN DOLLARS, and other good and VALUABLE CONSIDERATION in hand paid, CONVEY(S) AND WARRANT(S) to THOMAS HOWELL, a single man, of 1200 Pacific Coast Hwy #318, Huntington Beach, CA 92648 all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Hereby releasing and waiving all rights under and by any virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, as FEE SIMPLE.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any.

Permanent Index Number(s): 21-31-311-049-0000

Commonly Known As: 8423 S. Kingston Ave., Chicago, Illinois 60617

Dated this 26th day of March, 2018

By: JAC, LLC, an Illinois Limited
Liability Company


Mark Ainley, Authorized Member

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STATE OF ILLINOIS }
 }
 COUNTY OF COOK }



I, the undersigned, Laura Smith, a Notary Public in and for said County, in the State aforesaid, certify that Mark Ainley, personally known to me to be in his capacity as Member of JAC, LLC, an Illinois Limited Liability Company, the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that Mark Ainley, in his capacity as Member of the Company, signed and delivered that said instrument pursuant to the authority given by Members of said Company, as his free voluntary act, and as the free voluntary act and deed of the Company, for use and purposes therein set forth.

Given under my hand and notarial seal, this 26th day of March, 2018.

SEAL: Laura Smith
 Notary Public


My Commission expires on 8-26-20



REAL ESTATE TRANSFER TAX		03-Apr-2018
	COUNTY:	60.00
	ILLINOIS:	120.00
	TOTAL:	180.00
21-31-311-049-0000 20180301228350 0-854-114-592		

NAME and ADDRESS OF PREPARER:

Bibek Das, Esq.
 Das Law, Ltd.
 1016 W. Jackson Blvd.
 Suite 509
 Chicago, IL 60607

REAL ESTATE TRANSFER TAX		03-Apr-2018
	CHICAGO:	900.00
	GTA:	360.00
	TOTAL:	1,260.00 *
21-31-311-049-0000 20180301628350 0-436-306-208		

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

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EXHIBIT "A"

LOT 38 (EXCEPT THE SOUTH 19 FEET THEREOF) AND ALL OF LOT 39 IN BLOCK 44 IN HILL'S ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 3423 South Kingston Avenue, Chicago, IL 60617
Tax Number: 21-31-211-049

Property of Cook County Clerk's Office