J2958 UNOFFICIAL

WARRANTY DEED Statutory (Illinois)

Doc# 1816319052 Fee \$46.00

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

KAREN ALYARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/12/2018 01:28 PM PG: 1 OF 5

The Grantor Ander Holdings LLC, a Colorado limited liability company authorized to do business in Illinois, of El Paso County, Colorado, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, conveys and warrants to Melissa C. Dippel, a single woman, of 2616 North Mason, Chicago, Illinois, 60639, all interest in the following described Real Estate, situated in the County of Cook, State of Illinois, to wit:

See attached Exhibit A.

Subject to: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, existing leases and tenancies, special taxes or assessment(s) for improvements not yet completed, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional in rovements during the year(s).

Grantor releases and waives all rights under and by virtue of the Housestead Exemption Laws of Illinois (if applicable).

PIN: 13-29-408-028-0000

Common address: 2616 North Mason, Chicago, Illinois, 60639

Dated this 17 day of May, 2018.

Ander Holdings LLC by Antal "Tony" Ander Seller



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STATE OF COLORADO)
COUNTY OF SUMMIT) ss.)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Grantor Ander Holdings LLC by its Principal, Manager, and agent Antal "Tony" Ander, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this day of May, 2018.

> **KELLY HOGAN** NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20144016003

MY COMMISSION EXPIRES APRIL 14, 2022

Seal

Prepared by:

James M. Dore

Dore Law Offices LLC

134 N. Lasalle Street, #1208

Chicago, IL. 60602

Chicago, IL. 60602 P: 312-726-8401; E: james@dorelawoffices.co_n 750 OFFICE

Name and Address: Melissa C. Dippel

> 2616 North Mason Of Taxpayer

> > Chicago, Illinois, 60639

Mail to:

Melissa C. Dippel

(after recording)

2616 North Mason Chicago, Illinois, 60639

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Exhibit A

Legal Description

Parcel 1:

LOT 23 IN BLOCK 5 IN TITLEY'S SUBDIVISION OF LOT 1 IN CIRCUIT COURT PARTITION OF THE WEST HALF OF THE SOUTHEAST QUARTER (EXCEPT THE SOUTH 33 1/3 ACRES THE SOUTH ALF OF THE SOUTHWEST QUARTER (EXCEPT THE SOUTH 23 1/3 ACRES THEREOF) OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Common address: 2616 Norm Mason, Chicago, Illinois, 60639

PIN: 13-29-408-026-5000

COOK COUNTY RECORDER OF DEEDS

COOK COUNTY RECORDER OF DEEDS

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729587

REAL ESTATE TRANSFER TAX		07-Jun-2018	
CO CHC	CHICAGO:	2,212.50	
	CTA:	885.00	
104 M	TOTAL:	3,097.50 *	

13-29-408-028-0000 | 20180601694111 | 0-679-117-600

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

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729587

	TOTATE	TOANOEEL	C-FAV
RHAI	PSIAIF	TRANSFER	ZAX

07-Jun-2018





COUNTY: 147.50 **ILLINOIS:** 295.00 TOTAL: 442.50

13-29-408-028-0000

20180661694111 At Copy of the Co

1-833-024-800