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Doc#: 1817047002 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/19/2018 09:32 AM Pg: 1 of 4

WARRANTY DEED

AFTER RECORDING MAIL TO:

Charles E. Freund
111 N. Wabash, Suite 1605
Chgo IL 60602

Dec ID 20180601697213
ST/CO Stamp 1-023-877-920 ST Tax \$166.00 CO Tax \$83.00
City Stamp 0-816-046-880 City Tax: \$1,743.00

NAME & ADDRESS OF GRANTEE AND TAXPAYER:

Rachel Milhouse
9109 S. Union Ave
Chicago, Illinois 60620

RECORDER'S STAMP

The Grantor, **HPI Investments, LLC Series 9**, an Illinois limited liability company, with its principal place of business in the Village of Sugar Grove, County of Kane, State of Illinois, for and in consideration of **TEN AND 00/100THS (\$10.00) DOLLARS** and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to the Grantee, **Rachel Milhouse**, to have and to hold the following described real estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit:

LOT 24 (EXCEPT THE NORTH 15 FEET THEREOF) AND THE NORTH 20 FEET OF LOT 23 IN BLOCK 3 IN COLE'S SUBDIVISION OF THE NORTH 15 ACRES OF THE WEST 110 ACRES OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (a) General real estate taxes not due and payable at time of closing; (b) Special taxes and assessments confirmed after contract date; (c) Building, building line and use or occupancy restrictions, easements, conditions and covenants of record; (d) Zoning laws and ordinances which conform to the present usage of the premises; (e) Special service area ordinances of record.

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


Permanent Index Number: 25-04-302-081-0000

FIDELITY NATIONAL TITLE

DC18029362



Property Address: 9109 S. Union Ave, Chicago, Illinois 60620

173

REAL ESTATE TRANSFER TAX		15-Jun-2018
	CHICAGO:	1,245.00
	CTA:	498.00
	TOTAL:	1,743.00 *

25-04-302-081-0000 | 20180601697213 | 0-816-046-880

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

REAL ESTATE TRANSFER TAX		15-Jun-2018
	COUNTY:	83.00
	ILLINOIS:	166.00
	TOTAL:	249.00

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**WARRANTY DEED
PAGE 2**

DATED this 23 day of April, 2018.

HPI Investments, LLC Series 9, an Illinois limited liability company

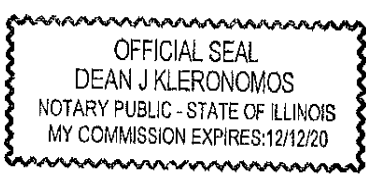
By: 
Golden Hwang, manager

By: 
Abraham Hwang, manager

STATE OF ILLINOIS)
) ss
COUNTY OF KENDALL)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Golden Hwang, and Abraham Hwang, managers of HPI Investments, LLC Series 9**, known to me to be the same persons whose names are subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that they signed and delivered the said Warranty Deed, pursuant to the authority granted them in the operating agreement of the company and in their capacity as the managers, as their free and voluntary act and deed of said company for the uses and purposes therein set forth.

Given under my hand and official seal this 23 day of April, 2018.




Notary Public

NAME AND ADDRESS OF PREPARER:
Dean J. Kleronomos, Esq.
LORENZINI & ASSOCIATES, LTD.
2679 US Route 34
Oswego, Illinois 60543

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AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS

) SS

COUNTY OF COOK

GOLDEN HUANG

being duly sworn on oath, states that
He resides at 716 CORNWALL CIRCLE, SUNBROOK IL 60554. That the
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an **entire tract** of land not being a part of a larger tract of land.
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

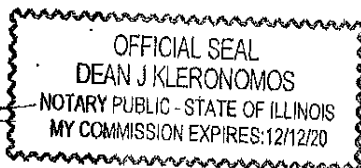
Golden Huang
GOLDEN HUANG

SUBSCRIBED AND SWORN to before me

this 23 day of April, 2018.

[Signature]

Notary public



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 title to real estate under the laws of the State of Illinois.

Dated April, 2018

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
By the said ~~Golden Panda~~
This April, day of April, 2018
Notary Public _____



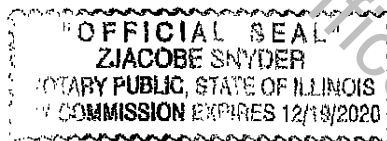
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date June 14, 2018

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
By the said agent
This 14th, day of June, 2018
Notary Public _____



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 a Class A misdemeanor for subsequent offenses.

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