

UNOFFICIAL COPY

AST07457M-1/A. CT

WARRANTY DEED Individual to LLC

Doc#: 1817729118 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/26/2018 09:44 AM Pg: 1 of 3

Dec ID 20180501681464
ST/CO Stamp 1-295-786-784 ST Tax \$41.00 CO Tax \$20.50
City Stamp 0-136-600-864 City Tax: \$430.50

This agreement, made this 30
day of May, 2018, between
Eldridge Foster married to Stacey
Foster of 3634 S. Prairie Ave.,
Chicago, IL 60653, party of the first
part, and Good Property Solutions
LLC a Limited Liability Co. created
and existing under and by virtue of the
laws of the State of Indiana, and duly
authorized to transact business in the
State of Illinois

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

COMMONLY KNOWN AS: 1320 West 112th Place, Chicago, IL 60643

PIN: 25-20-110-036-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2017 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever. **NOT HOMESTEAD PROPERTY AS TO SPOUSE OF GRANTOR.**

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

Dated this 30 day of MAY, 2018.

Eldridge Foster

Eldridge Foster

STATE OF ILLINOIS)

COUNTY OF COOK) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eldridge Foster personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 notarial seal, this 30 day of May, 2018.

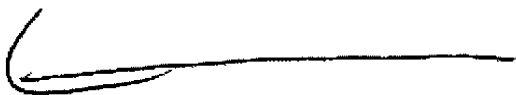
[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY
Gardi & Haight, Ltd.
939 Plum Grove Road, Suite C
Schaumburg, IL 60173

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:



Good Property Solutions LLC
1320 West 112th Place
Chicago, IL 60643

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Borrower: Good Property Solutions, LLC
Loan:

EXHIBIT A

LEGAL DESCRIPTION

LOT 40 IN BLOCK 4 IN JERNBERG'S SUBDIVISION OF BLOCKS 2, 5 TO 8, 11 TO 28 AND THE RESUBDIVISION OF BLOCK 4 IN ROOD AND WESTON'S ADDITION TO MORGAN PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4, EXCEPT THE NORTH 20 ACRES AND THE EAST 1/2 OF THE NORTHWEST 1/3; EXCEPT THE NORTH 20 ACRES IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 1320 West 112th Place, Chicago, Illinois 60643

Parcel ID: 25-20-110-036-0000