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1819745008D

Doc# 1819745008 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/16/2018 10:21 AM PG: 1 OF 3

WARRANTY DEED

2018060140

THE GRANTOR(S), Independence Properties, LLC, a Nevada Limited Liability Company, of the Village of Vernon Hills, County of Lake, State of Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does CONVEY AND WARRANT TO GRANTEE

FOR RECORDER'S USE

Brittany Tarr and Jeffrey Tarr, as husband and wife As Tenants by the Entirety.

* 2451 W. Irving Park Rd #3E Chicago IL 60618

The following described real estate in Cook County, State of Illinois, to wit:

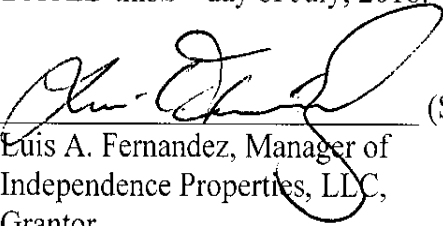
PLEASE SEE ATTACHED


SUBJECT TO: General real estate taxes; covenants, conditions and restrictions of record, building lines and easements, if any, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


PERMANENT INDEX NUMBER: 13-13-407-030-0000

PROPERTY ADDRESS: 2530 West Berteau Avenue, Chicago, Illinois 60618

DATED this 9th day of July, 2018.



 (SEAL)
Luis A. Fernandez, Manager of Independence Properties, LLC, Grantor


Luis A. Fernandez, as Attorney in Fact for Erika C. Fernandez, managing member of Independence Properties, LLC

REAL ESTATE TRANSFER TAX	16-Jul-2018
	CHICAGO: 7,312.50
	CTA: 2,925.00
	TOTAL: 10,237.50 *

13-13-407-030-0000 | 20180701619787 | 1-994-414-880

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

REAL ESTATE TRANSFER TAX	16-Jul-2018
 	COUNTY: 487.50
	ILLINOIS: 975.00
	TOTAL: 1,462.50

13-13-407-030-0000 | 20180701619787 | 1-071-176-480

RETURN TO:
Acquest Title Services, LLC
2800 W. Higgins Rd. # 180
Hoffman Estates, IL 60169

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

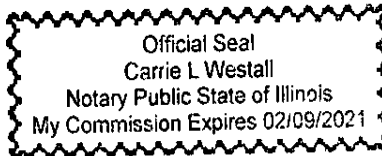
I, Carrie L. Westall, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that LUIS A. FERNANDEZ, Manager of Independence Properties, LLC, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said 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 official seal this 11 day of July, 2018.

Carrie L. Westall
NOTARY PUBLIC

COMMISSION EXPIRES:

02/09/2021



THIS INSTRUMENT WAS PREPARED BY:
Chitkowski Law Offices C. Stern
901 Warrenville Rd., Suite 103
Lisle, Illinois 60532.

MAIL TO:
Michael Samuels
Attorney at Law
720 Osterman Avenue, Suite 301
Deerfield, Illinois 60015

SEND SUBSEQUENT TAX BILLS TO:
Brittany and Jeffrey Tarr
2530 W. Berteau Avenue
Chicago, Illinois 60618

Property of Cook County Clerk's Office

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ISSUED BY

CHITKOWSKI LAW OFFICES

901 Warrenville Road, Suite 103, Lisle, IL 60532

Phone: (630)824-4808 - Fax: (630)824-4809

AS ISSUING AGENT FOR

CHICAGO TITLE INSURANCE COMPANY

Commitment Number: 2018060140

EXHIBIT A

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Lot 95 in Flick's Subdivision of the part East of the Sanitary District of Lots 4, 5, 8, and 9 of Superior Court Partition of the North 1/2 of the Southeast 1/4 of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-13-407-030-0001

FOR INFORMATION PURPOSES ONLY:

THE SUBJECT LAND IS COMMONLY KNOWN AS:

2530 West Berteau Avenue

Chicago, IL 60618