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Doc#: 1820406244 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/23/2018 12:49 PM Pg: 1 of 3



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
SINGLE

400382566 1/2

Dec ID 20180501675507
ST/CO Stamp 0-248-096-544 ST Tax \$440.00 CO Tax \$220.00
City Stamp 1-530-439-456 City Tax: \$4,620.00

GIT

Property of Cook County Clerk's Office

Acquisitions
THE GRANTOR(S), A.N. ~~Investment Partners~~, LLC an Illinois LLC of the Town of Westchester, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to ~~Gerardo Flores Padilla, single~~, *GEFA FLORES, LLC* (GRANTEE'S ADDRESS) 6032 S. Kolmar, Chicago, Illinois 60629 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, existing leases and tenancies, special taxes or assessment for improvements not yet completed, any confirmed special tax or assessment, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2018

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

Permanent Real Estate Index Number(s): 19-15-311-014-0000
Address(es) of Real Estate: 6032 S. Kolmar, Chicago, Illinois 60629

Dated this 12th day of July, 2018 *Ave.*

Anthony J. Manini
A.N. Investment Partners, LLC an Illinois LLC
Acquisitions
by Anthony J. Giannini
Manager

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ~~A.N. Investment-Partners, LLC~~ an Illinois LLC, by Anthony J. Giaunini, Manager ~~Acquisitions,~~ 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 12 day of July, 2018






[Signature] (Notary Public)

Prepared By: Marty DeRoin
210 S. Clark Street, Suite 2025
Chicago, Illinois 60603

Mail To: GEFA Flores, LLC
~~Gerardo Flores Padilla~~ 905 W Division St
~~6032 S. Kolmar~~ Melrose Park, IL 60160
~~Chicago, Illinois 60629~~

Name & Address of Taxpayer:
~~Gerardo Flores Padilla~~ GEFA FLORES, LLC
~~6032 S. Kolmar~~ 905 W Division St
~~Chicago, Illinois 60629~~ Melrose Park, IL 60160

| REAL ESTATE TRANSFER TAX | | 23-Jul-2018 |
|---|-----------|-------------|
|  | COUNTY: | 220.00 |
|  | ILLINOIS: | 440.00 |
| | TOTAL: | 660.00 |
| 19-15-311-014-0000 20180501675507 0-248-098-544 | | |

| REAL ESTATE TRANSFER TAX | | 23-Jul-2018 |
|---|----------|-------------|
|  | CHICAGO: | 3,300.00 |
| | CTA: | 1,320.00 |
| | TOTAL: | 4,620.00 * |
| 19-15-311-014-0000 20180501675507 1-530-439-456 | | |
| * Total does not include any applicable penalty or interest due. | | |

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EXHIBIT "A"

LOT 6 (EXCEPT THE SOUTH 10 FEET 2-1/2 INCHES THEREOF) IN BLOCK 5 IN RESUBDIVISION OF BLOCKS 4, 5 AND 12 AND LOTS 1 TO 4 INCLUSIVE IN BLOCK 13 IN FREDERICK H. BARTLETT'S 63RD STREET SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 6932 South Kolmar Avenue, Chicago, IL 60629

Tax Number: 19-15-311-014

Property of Cook County Clerk's Office