

WARRANTY DEED

API 808487 10/2/18

UNOFFICIAL COPY



The Grantor, **Blackwalnut Properties, LLC, an Illinois Limited Liability Company** of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT to **Nolan Fletcher**, *a single man*, 6230 N. Home Ave #2B of the City of Chicago, State of Illinois, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

Doc# 1821212004 Fee \$40.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 07/31/2018 09:28 AM PG: 1 OF 2

ABOVE SPACE FOR RECORDER'S USE ONLY

THE NORTH 1/2 OF THE SOUTH 75 FEET OF LOT 9 IN BLOCK 6 IN HERMANN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TO NSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 7435 S. Michigan Avenue, Chicago, Illinois 60619

PERMANENT INDEX NUMBER: 20-27-120-010-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and subject only to the following: (1) General taxes not yet due and payable;(2) public utility easements;(3) easements, covenants and restrictions and building lines of record, and (4) applicable zoning and building laws and ordinances.

BLACKWALNUT PROPERTIES LLC, an Illinois Limited Liability Company

By: Thomas D Gallagher
Its: Margaret

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Thomas Gallagher, Manager of Blackwalnut Properties, LLC, an Illinois Limited Liability Company, 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 27th day of July 2018.

[Signature]
Notary Public

This document was prepared by: Margaret M. Cahill, Cahill Law PC, 810 Arlington Avenue, La Grange, IL 60525

RECORDER MAIL TO:
~~Keith Fenceroy
3047 N. Lincoln Ave., Ste. 400
Chicago, Illinois 60657~~




SEND SUBSEQUENT TAX BILL TO:
Nolan Fletcher
7435 S. Michigan Avenue
Chicago, Illinois 60619

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EXHIBIT "A"

THE NORTH 1/2 OF THE SOUTH 75 FEET OF LOT 9 IN BLOCK 6 IN HERMANN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		30-Jul-2018
	CHICAGO:	1,747.50
	CTA:	699.00
	TOTAL:	2,446.50 *

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

REAL ESTATE TRANSFER TAX		30-Jul-2018
	COUNTY:	116.50
	ILLINOIS:	233.00
	TOTAL:	349.50

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Property of Cook County Clerk's Office