WARRANTY DEED

API \$08487 | PROPERTY OF THE Grantor, Blackwalnut Properties,

182121289401

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,

WARRANT to Nolan Fletcher,
WARRANT to Nolan Fletcher,
WARRANT to Nolan Fletcher,
WARRANT to Nolan Fletcher,

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

3/0/4/5

THE NORTH 1/2 OF 1412 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 MER'DIAN, 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 arc. 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: Thomad Sallaha
Its: Mary STATE OF ILLINOIS
) SS

COUNTY OF COOK

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

Notary Public

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

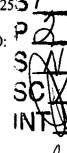
RECORDER MAIL TO:

Keith Fenceroy

3047 N. Lincoln Ave., Ste. 400 Chicago Illinois 60657 STEPHANIE HENDERSON
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 07, 2020

SEND SUBSEQUENT TAX BILL TO:
Nolan Fletcher

7435 S. Michigan Avenue Chicago, Illinois 60619



1821212004 Page: 2 of 2

UNOFFICIAL COPY

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 TRAN	30-Jul-2018		
	CHICAGO:	1,747.50	
	CTA:	699.00	
	TOTAL:	2,446.50 *	
20-27-120-010-000	20180701640089	1-955-764-000	

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

, //,					
REAL ESTATE TRANSFE	RTAX	30-Jul-2018			
	CCUNTY:	116.50			
	ILLINO'5:	233.00			
	TOTAL:	349.50			
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