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Doc#: 1822219297 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/10/2018 11:08 AM Pg: 1 of 3

Dec ID 20180801652050
ST/CO Stamp 1-401-515-808 ST Tax \$106.00 CO Tax \$53.00
City Stamp 1-736-797-984 City Tax: \$1,113.00

STC 01146-58666
L & D B
WARRANTY DEED

THE GRANTOR, KINGSGUARD PROPERTIES, LLC, an Illinois limited liability company for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby **CONVEYS** and **WARRANTS** to BEATRICE WILLIAMS, an unmarried woman, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject only to: general real estate taxes not due and payable as of the date hereof; applicable zoning and building laws and ordinances; covenants, conditions and restrictions of record; private, public and utility easements; rights, if any, of persons providing private television or communication services; acts done or suffered to be done by Grantee or anyone claiming by, through or under Grantee; and any other matters which shall be insured over by the title insurer;

Permanent Real Estate Index Numbers
25-04-318-066-0000

Address of Real Estate
9355 S. Union Avenue, Chicago, IL 60620

Dated this 8 day of August, 2018.

By:



KINGSGUARD PROPERTIES, LLC

By: RISHI CHADDA, Manager of Kingsguard Realty Advisors, LLC,
which is Manager of Kingsguard Properties, LLC

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that RISHI CHADDA, Manager of Kingsguard Realty Advisors, LLC, which is Manager of Kingsguard Properties, LLC, 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 and delivered the said instrument as his free and voluntary act, and the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of July, 2018.



[Handwritten Signature]

Send subsequent tax bills to:

Beatrice Williams
 9355 S. Union Ave.
 Chicago, IL 60620

After recording send to:

Dean Galanopoulos, Esq.
 Galanopoulos and Galgan
 340 W. Butterfield Rd.
 Elmhurst, IL 60120

| REAL ESTATE TRANSFER TAX | | 10-Aug-2018 |
|---|---------------|---------------|
| | COUNTY: | 53.00 |
| | ILLINOIS: | 106.00 |
| | TOTAL: | 159.00 |
| 25-04-318-066-0000 20180801652050 1-401-515-808 | | |

This instrument was prepared by:

James R. Pittacora
 Pittacora Law Group, LLC.
 150 S. Wacker Drive, Ste. 1600
 Chicago, IL 60606

| REAL ESTATE TRANSFER TAX | | 10-Aug-2018 |
|--|---------------|-------------------|
| | CHICAGO: | 795.00 |
| | CTA: | 318.00 |
| | TOTAL: | 1,113.00 * |
| 25-04-318-066-0000 20180801652050 1-736-797-984 | | |
| * Total does not include any applicable penalty or interest due. | | |

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EXHIBIT A

LEGAL DESCRIPTION

The North 20 feet of Lots 14 and 15 (Except the North 15 feet thereof) in Block 2 in Walden and Mulvane's Subdivision of the South 3/4 of the Southwest 1/4 of the Southwest 1/4 of Section 4, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office