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Doc#: 1826849003 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/25/2018 08:49 AM Pg: 1 of 3

Dec ID 20180901689006
ST/CO Stamp 0-264-530-080 ST Tax \$152.50 CO Tax \$76.25
City Stamp 2-113-628-320 City Tax: \$1,601.25

WARRANTY DEED

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

01146-59558 lot 21b

910 W. Jan Bowen # 140, Chicago, IL 60607

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 Maria S Ramirez, 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 Grantor, and any other matters which shall be insured over by the title insurer;

Permanent Real Estate Index Numbers
19-36-225-046-0000

Address of Real Estate
2708 W 83rd St, Chicago, IL 60652

Dated this 12th day of Sept, 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 10th day of Sept, 2018.



[Signature]


 Notary Public

Send subsequent tax bills to:

Maria S Ramirez
 2708 W 83rd St.
 Chicago, IL 60652

After recording send to:



Marcos Reyes, Esq.
 4111 S Richmond Ave
 Chicago, IL 60632

REAL ESTATE TRANSFER TAX		24-Sep-2018
	CHICAGO	1,143.75
	CTA	457.50
	TOTAL:	1,601.25 *

19-36-225-046-0000 | 20180901688006 | 2-113-628-320
 * Total does not include any applicable penalty or interest due.

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		24-Sep-2018
	COUNTY:	76.25
	ILLINOIS:	152.50
	TOTAL:	228.75

19-36-225-046-0000 | 20180901688006 | 0-264-530-080

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

LOT 17 (EXCEPT THE EAST 10 FEET THEREOF) AND ALL OF LOT 18 AND THE EAST 6 FEET OF LOT 19 IN BLOCK 2 IN BEVERLY MANOR BEING A RESUBDIVISION OF PART OF HAZELWOOD AND WRIGHTS SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD LANDS PLAT THEREOF RECORDED JANUARY 13, 1926 AS DOCUMENT NO. 9149656) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office