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GIT

41041892 G 1 of 4

THIS DEED WAS PREPARED BY:

Chris L. Fotopoulos
Brotschul Potts LLC
30 N. LaSalle Street, Suite 1402
Chicago, Illinois 60602

Doc#: 1828249127 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/09/2018 09:45 AM Pg: 1 of 3

Dec ID 20180901694196
ST/CO Stamp 0-691-209-376 ST Tax \$370.00 CO Tax \$185.00
City Stamp 1-232-664-736 City Tax: \$3,885.00

AFTER RECORDING MAIL TO:

John Robert Klytta
Klytta & Klytta
1645 Birchwood Avenue
Des Plaines, Illinois 60018-3003

WARRANTY DEED

THIS INDENTURE, made as of September 28, 2018 from Joanne Boufis, as independent administrator with will annexed to the Estate of Katherine Pilihos, deceased, as to an undivided 1/2 interest; and Joanne Boufis, as Trustee of the Martha Pilihos Living Trust dated March 25, 2015, as to an undivided 1/2 interest (collectively, Grantor"), in favor of Roxbarry, LLC, having a current address of 6150 N Milwaukee Avenue, Chicago, Illinois 60646 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property") SUBJECT ONLY TO general real estate taxes not due and owing for 2018 and subsequent years, covenants, conditions and restrictions of record and building lines and easements of record.

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever. This property does not constitute homestead property.



[SIGNATURES ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Warranty Deed as of the day and year first above written.

GRANTOR:

Boufis
Joanne Bouffis, as independent administrator with will annexed to the Estate of Katherine Pilihos, deceased

REAL ESTATE TRANSFER TAX		05-Oct-2018	
		COUNTY:	185.00
		ILLINOIS:	370.00
		TOTAL:	555.00
13-30-307-054-0000		20180901694196 0-691-209-376	

Boufis
Joanne Bouffis, as Trustee of the Martha Pilihos Living Trust Dated March 25, 2018

REAL ESTATE TRANSFER TAX		05-Oct-2018	
		CHICAGO:	2,775.00
		CTA:	1,110.00
		TOTAL:	3,885.00 *
13-30-307-054-0000		20180901694196 1-232-664-736	
* Total does not include any applicable penalty or interest due.			

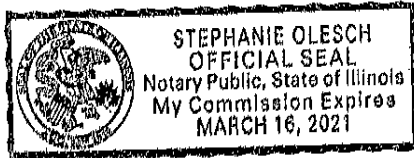
ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Joanne Bouffis, as independent administrator with will annexed to the Estate of Katherine Pilihos, deceased and as Trustee of the Martha Pilihos Living Trust Dated March 25, 2015, personally known to me appeared before me in person and acknowledged that she signed and delivered the foregoing instrument as her free and voluntary act and as the voluntary act for the purposes set forth herein.

Given under my hand and notarial seal this 28 day of September, 2018.

[Signature]
Notary Public



My commission expires on March 16, 2021

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EXHIBIT A
Legal Description

ALL OF LOT 44 AND LOT 45 (EXCEPT THE NORTH 7 FEET THEREOF) IN BLOCK 4 IN STONE AND COMPANY'S MONT CLARE ADDITION, A RESUBDIVISION OF BLOCKS 1, 4, 5, AND 8 IN W.L. PEASE'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/3 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-30-307-04-0000

PROPERTY CKA: 2755 N NEWCASTLE AVENUE, CHICAGO, ILLINOIS 60707

SEND PROPERTY TAX BILLS TO:

Roxbarry LLC
6150 N. Milwaukee Ave
Chicago IL 60646

Property of Cook County Clerk's Office