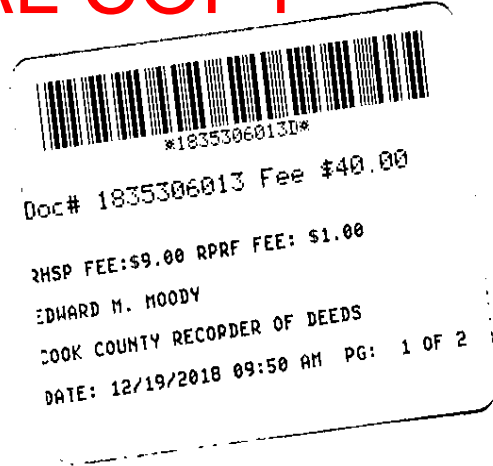


UNOFFICIAL COPY



WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453
1896636 1/2

THIS INDENTURE WITNESSETH, that the Grantor(s), West Foster Property Management Group LLC, an Illinois Limited Company in good standing, of the City of Chicago, County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO John A. Batdorff of the City of Chicago, County of Cook and State of Illinois the following described real estate, to-wit:

LOT 55 AND THE WEST 8 1/3 FEET OF LOT 56 IN BLOCK 4 IN ZERO PARK, BEING ZERO MARX SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 OF S.H. KERFOOTS RESUBDIVISION OF LOTS 1 TO 20, INCLUSIVE IN LOUIS E. HENRY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-08-124-033-0000
Address of Real Estate: 1456 W Foster Ave, Chicago, IL 60640

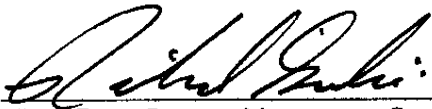
Subject to the following restrictions: a) all taxes and special assessments for the year 2018 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 13 Day of December, 2018

[SIGNATURE PAGE TO FOLLOW]

S Y
S 2
S J
SCV
INT

UNOFFICIAL COPY

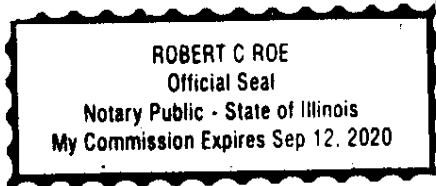


West Foster Property Management Group LLC
By: Richard Gaicki
Its: Authorized Manager and Member

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Richard Gaicki, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) 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 Notarial Seal this 12 day of December, 2018.



Notary Public

This Instrument was prepared by:
Rob Roe and Associates P.C.
111 W Jackson Blvd, Suite 1700
Chicago IL 60604

Future Tax Bills to:



John A. Batdorff II
1456 W Foster Ave
Chicago, IL 60640

After recording return document to:
John A. Batdorff
Greg Braun 2208 N Sedgwick #3
4201 N Damen Ave
Chicago, IL ~~60618~~ 60614

| REAL ESTATE TRANSFER TAX | | 18-Dec-2018 |
|---|----------|-------------|
|  | CHICAGO: | 5,212.50 |
| | CTA: | 2,085.00 |
| | TOTAL: | 7,297.50 * |

14-08-124-033-0000 | 20181201655913 | 0-825-247-392

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

| REAL ESTATE TRANSFER TAX | | 18-Dec-2018 |
|--|-----------|-------------|
|  | COUNTY: | 347.50 |
|  | ILLINOIS: | 695.00 |
| | TOTAL: | 1,042.50 |

14-08-124-033-0000 | 20181201655913 | 1-242-252-960