

UNOFFICIAL COPY

Doc#: 1901441033 Fee: \$50.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 01/14/2019 10:28 AM Pg: 1 of 2

This document prepared by:

Name: Ryan Krueger
Firm/Company: Law Office of Ryan Krueger
Address: 2516 Waukegan Road #219
City, State, Zip: Glenview, IL 60025
Phone: 312-498-4586

Dec ID 20190101675163

ST/CO Stamp 0-434-302-624 ST Tax \$63.00 CO Tax \$31.50

City Stamp 1-395-076-768 City Tax: \$661.50

FIRST AMERICAN TITLE
FILE # 2938329

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21-31-300-039-0000

(Parcel Identification Number)

WARRANTY DEED

THE GRANTOR **Freshwater Enterprises, Ltd., an Illinois Corporation**, for valuable consideration of ten dollars (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto **NCRC Housing Rehab Fund LLC**, a Delaware Limited Liability Company, with a current address of 740 15th ST, SUITE 400, WASHINGTON, DC 20005 hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

LOT 16 IN BLOCK 40 IN J. E. GRASSIE'S RESUBDIVISION OF LOTS 12 TO 37, BOTH INCLUSIVE, IN BLOCK 40 AND LOTS 8 TO 20 AND LOTS 33 TO 48, ALL INCLUSIVE, IN BLOCK 42 ALL IN HILL'S ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 8346 S. PHILLIPS AVENUE, CHICAGO, IL 60617.

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantees that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

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WITNESS Grantor's hand this 8th day of JANUARY, 2019.




Grantor: **Freshwater Enterprises, Ltd.**, by **Andrew P. Goldman**, as President

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Andrew P. Goldman** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this 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 notarial seal this 8th day of JANUARY, 2019.


Notary Public

MAIL DEED, AFTER RECORDING, TO:

NCRC HOUSING REHAB FUND LLC
740 15th ST, SUITE 400
WASHINGTON, DC 20005

SEND FUTURE TAX BILLS TO:

NCRC HOUSING REHAB FUND LLC
740 15th ST, SUITE 400
WASHINGTON, DC 20005