

# UNOFFICIAL COPY

## WARRANTY DEED GENERAL

Doc#: 1901649161 Fee: \$50.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/16/2019 10:35 AM Pg: 1 of 2

Dec ID 20181201660637  
ST/CO Stamp 1-643-374-240 ST Tax \$165.00 CO Tax \$82.50  
City Stamp 0-569-632-416 City Tax: \$1,732.50

18ST05972NR  
184 AD



THE GRANTOR(S),  
**NILES CONSTRUCTION, LLC**, for and in consideration of Ten Dollars (\$10.00), pursuant to the authority given by the Members of said limited liability company, does hereby WARRANT and CONVEY to **ASHLEY S. JOHNSON**, a single woman of 1100 N. MAYFIELD, CHICAGO, IL 60651 the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 24 (EXCEPT THE SOUTH 12-1/2 FEET THEREOF) AND ALL OF LOT 25 IN BLOCK 13 IN FRANK N. GAGE'S ADDITION TO ENGLEWOOD HEIGHTS BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 20 ACRES OF SAID SOUTH 1/4) OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the following:

**SUBJECT TO:** covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

Permanent Real Estate Index Number(s): **20-31-429-003-0000**

Address of Real Estate: **8611 South Paulina Avenue, Chicago, IL 60620**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In witness whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this 4 day of December, 2018.

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NILES CONTRUCTION LLC  
By Niles Property Group LLC

By \_\_\_\_\_  
Shlomo Drebin, its Manager

State of New Jersey )  
County of Bergen )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Shlomo Drebin, personally known to me to be the Manager of NILES PROPERTY GROUP LLC as sole member of the NILES CONSTRUCTION LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such Manager she signed and delivered the said instrument and caused the seal of said limited liability company to be affixed thereto, pursuant to authority given by the sole Member of said limited liability company, as her free and voluntary act, and as the free and voluntary act and deed of said limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of December, 2018

Tania Abraham (Notary Public)

TANIA ABRAHAM  
NOTARY PUBLIC OF NEW JERSEY  
Comm. # 50088304  
My Commission Expires 8/21/2022

Prepared By: Segel Law Group, Inc., 1827 Walden Office Square, Suite 450, Schaumburg IL 60195

Mail To:  
Ashley S. Johnson  
8011 S. Paulina  
Chicago, IL 60620

Name and Address of Taxpayer/Address of Property:

Ashley S. Johnson, 8011 S. Paulina, Chicago, IL 60620