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Warranty Deed
Statutory (Illinois)

Doc# 1905855073 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/27/2019 11:56 AM Pg: 1 of 2

Dec ID 20190201605128
ST/CO Stamp 2-093-603-232 ST Tax \$484.50 CO Tax \$242.25
City Stamp 0-287-717-792 City Tax: \$5,087.25

1906901601

The GRANTOR, KPG CHICAGO LLC, an Illinois limited liability company, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

RICARDO GUERRERO, of 3918 W 56th St., Chicago, IL 60629

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 2 (except the North 25 feet thereof) in L.W. Stone's Subdivision of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: General real estate taxes for 2019 and subsequent years.

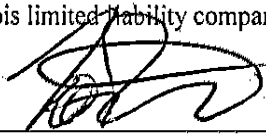
Permanent Real Estate Index Number(s): 20-03-321-003-0000

Address(es) of Real Estate: 4613 S. Indiana Ave., Chicago, IL 60653

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 22nd day of February, 2019.

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste 2400
Chicago, IL 60606-4650
Recording Department

KPG CHICAGO LLC,
an Illinois limited liability company

By: 
Tom Primbas, Its Member/Manager

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State of Illinois)
)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TOM PRIMBAS, personally known to me to be the Member/Manager of KPG CHICAGO LLC, and 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 as such Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his 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 seal, this 22nd day of February, 2019.

Commission expires: 12-8-22



Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



Mail to:

Margarita Tinajero-Garcia, Esq.
853 N. Ashland Ave.
Chicago, Illinois 60622

Send subsequent tax bills to:

Ricardo Guerrero
4613 S. Indiana Ave.
Chicago, Illinois 60653