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This document prepared by:

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Doc# 1906634003 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/07/2019 09:10 AM PG: 1 OF 2

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20-14-309-024-0000

(Parcel Identification Number)

WARRANTY DEED

THE GRANTOR **61st & Ellis, LLC**, an Illinois Limited Liability Company, 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 **Angela Stoddart and John Stoddart, husband and wife**, with a current address of 5401 S MARYLAND CHICAGO IL 60615, hereinafter "Grantee", not as tenants in common or as joint tenants, but rather as **tenants by the entirety** with rights of survivorship, the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

THE NORTH 25 FEET OF LOT 30 IN SNOW AND DICKINSON'S SUBDIVISION OF BLOCKS 4, 5 AND 6 (EXCEPT THE NORTH 50 FEET THEREOF) IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (EXCEPT 2 1/2 ACRES) IN SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 6106 S. ELLIS AVENUE, CHICAGO, ILLINOIS 60637.

FIRST AMERICAN TITLE

FILE # 2950022 v

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. 3 of 4

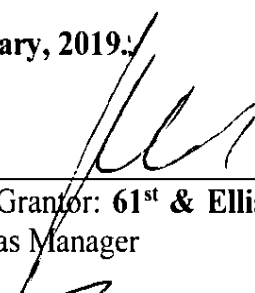
TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.


Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee 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.

Re 2

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WITNESS Grantor's hand this 27th day of February, 2019.


Grantor: 61st & Ellis, LLC, by Marcin Kawa,
as Manager



Grantor: 61st & Ellis, LLC, by Benjamin Van
Horne, as Manager

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 **Marcin Kawa** and **Benjamin Van Horne** 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 27th day of February, 2019.




Notary Public

MAIL DEED, AFTER RECORDING, TO:

JUDITH E. FORS

4669 N MANOR AVE


CHICAGO IL 60625



SEND FUTURE TAX BILLS TO:

Angela and John Stoddart

6106 S. Ellis Ave

Chicago, IL 60637

REAL ESTATE TRANSFER TAX		28-Feb-2019
	CHICAGO:	5,313.75
	STATE:	2,125.50
	TOTAL:	7,439.25 *
20-14-309-024-0000 20190201610450 8-165-954-976		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		28-Feb-2019
	COUNTY:	354.25
	ILLINOIS:	708.50
	TOTAL:	1,062.75
20-14-309-024-0000 20190201610450 1-508-132-256		