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This document was prepared by: Julie L. Galassini, Esq. 311 Whytegate Court Lake Forest, Illinois 60045

After recording mail to: SJ Chapman, Esq. The Bielski Law Office Ltd. 123 North Wacker Drive Suite 2300 Chicago, Illinois 60606

Mail tax bills to: Shawn M. Fagan 2108 Brummel Street Evanston, Illinois 60202



Doc# 1910655137 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF BEEDS

DATE: 04/16/2019 03:45 PM PG: 1 OF 3

This space reserved for Recorder's use only.

WARRANTY DEED

THE GRANTOR, Chicago rlome Flippers, LLC, an Illinois limited liability company, for the sum of Ten and 00/100 Dollars (\$'0.0') and other good and valuable consideration in hand paid, CONVEY AND WARRANT unto Shavin M. Fagan, whose address is 2108 Brum mel character in the following described Real Estate situated in the City of Evanston, County of Cook, State of Illinois, to wit: hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.* TO HAVE AND TO HOLD said pre nises INDIVIDUALLY forever.

can mmarried mon

SEE EXHIBIT A ATTACHED HERETO.

PIN:

10-25-110-014-0000

ADDRESS:

2108 BRUMMEL STREET, EVANSTON, ILI INDIS 60202

SUBJECT TO:

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AND BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTEREFERE WITH THE CURRENT USE AND ENJOYMENT OF THE PROPERTY; AND GENERAL REAL ETATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING

030476

CITY OF EVANSTON

Real Estate Transfer Tax

PAID APR 1 5 2019

AMOUNT \$ <u>2.150</u>

Agent____

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IN WITNESS WHEREOF, the undersigned has made, executed and delivered this deed as of day of April, 2019.

CHICAGO HOME FLIPPERS, LLC, an Illinois limited liability company [SEAL] Brett Sherman, Agent and Authorized Signatory STATE OF ILLINOIS **COUNTY OF COOK** I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brett Sherman, Agent and Authorized Signatory of Chicago Home Flippers, LLC, an Illinois limited liability company, 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 he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notarial seal, this Notary Public My commission expires on "OFFICIAL SEAL" JULIE L GALASSINI Notary Public, State of Illinois My Commission Expires 12/15/20 PREMIER TITLE 1000 JORIE BLVD., SUITE 136 16-Apr-2019 **REAL ESTATE TRANSFER TAX** OAK BROOK, IL 60523 COUNTY: 215.00 630-571-2111 430.00

ILLINOIS: 645.00 TOTAL: 20190401637679 0-216-157-088 10-25-110-014-0000

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EXHIBIT A

LOT 3 IN BLOCK 2 IN W. HAYDEN BELL'S HOWARD DODGE SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTH 2.572 CHAINS THEREOF) OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clark's Office