

# UNOFFICIAL COPY

Doc#: 1913357267 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/13/2019 01:48 PM Pg: 1 of 3

## Warranty Deed

ILLINOIS

Dec ID 20190501671709  
ST/CO Stamp 2-026-137-504 ST Tax \$285.00 CO Tax \$142.50  
City Stamp 1-757-702-048 City Tax: \$2,992.50

1/2  
FIDELITY NATIONAL TITLE

SC18030873

Above Space for Recorder's Use Only

THE GRANTOR(s), Elite Capital Ventures, LLC, a Delaware Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) Andrew K. Mitsuhashi, 904 N. Primrose Ln., Unit E, Azusa, CA 91702, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: general real estate taxes not due and payable at the time of closing; 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.

Permanent Real Estate Index Number(s): 20-35-112-014-0000

Address(es) of Real Estate:  
8045 S. Dobson Ave., Chicago, IL 60619

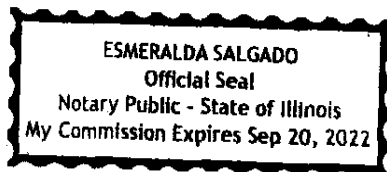
THIS IS NOT HOMESTEAD PROPERTY

The date of this deed of conveyance is November 26, 2018

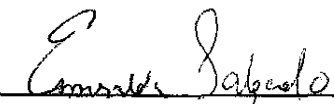
  
SEAL) Elite Capital Ventures, LLC  
By: Noaf Al-Sabah, Managing Member

State of IL, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elite Capital Ventures, LLC, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)



Given under my hand and official seal this 26  
Day of November 2018



(My Commission Expires) 9/20/22

Notary Public



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## LEGAL DESCRIPTION

For the premises commonly known as: **8045 S. Dobson Ave.  
Chicago, IL 60619**

Legal Description:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

REAL ESTATE TRANSFER TAX		13-May-2019
		COUNTY: 142.50
		ILLINOIS: 285.00
		TOTAL: 427.50
20-35-112-014-0000   20190501671709   2-026-137-504		

REAL ESTATE TRANSFER TAX		13-May-2019
		CHICAGO: 2,137.50
		CTA: 855.00
		TOTAL: 2,992.50 *
20-35-112-014-0000   20190501671709   1-757-702-048		

\* Total does not include any applicable penalty or interest due.

<p>This instrument was prepared by:</p> <p><b>Gary Mages Mages &amp; Price LLC 1110 Lake Cook Road, Suite 385 Buffalo Grove, IL 60089</b></p>	<p>Send subsequent tax bills to:</p> <p><b>Andrew K. Mitsuhashi 904 N. Primrose Ln. UNIT E. AZUSA CA 91702</b></p>	<p>Recorder mail-recorded for instrument:</p> <p><b>Andrew K. Mitsuhashi 904 N. Primrose Ln. UNIT E. AZUSA CA 91702</b></p>
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## EXHIBIT A

**Order No.:** SC18030873

**For APN/Parcel ID(s):** 20-35-112-014-0000

**For Tax Map ID(s):** 20-35-112-014-0000

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THE NORTH 1 FOOT OF LOT 10 AND LOT 9 (EXCEPT THE NORTH 1 FOOT 6 INCHES) IN BLOCK 122 IN E. B. SHOGREN AND COMPANY'S AVALON HIGHLANDS SUBDIVISION, BEING A RESUBDIVISION IN CORNELL IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office