

UNOFFICIAL COPY

WARRANTY DEED
Limited Liability Company
to
Individual
Statutory (Illinois)
190294900328

Doc#: 1919908039 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/18/2019 10:46 AM Pg: 1 of 2

Dec ID 20190601604668
ST/CO Stamp 0-388-310-112 ST Tax \$265.00 CO Tax \$132.50
City Stamp 0-944-956-512 City Tax: \$2,782.50

1/2
THE GRANTOR(S), **JTS DEVELOPMENT, LLC**, an Colorado limited liability company and **FRONT 9 PROPERTIES, LLC**, a Michigan limited liability company, for the consideration of Ten and no/100 DOLLARS, and the other good and valuable consideration in hand paid, pursuant to authority given to the manager(s), **CONVEY(S)** and **QUIT CLAIM(S)** :

EMMANUEL RODRIGUEZ, *a single person*
4158 W. Nelson
Chicago, Illinois 60641

all interest in the following described Real Estate situated in Cook County, Illinois, commonly known as 3049 W. 59th Street, Chicago, Illinois, and legally described as:

SEE LEGAL DESCRIPTION ON REVERSE SIDE

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and subject to general real estate taxes not yet due and payable at the time of closing, covenants, conditions and restrictions of record and public and utility easements.

Permanent Real Estate Index Number(s): 19-13-302-005-0000

Address(es) of Real Estate: 3049 W. 59th Street, Chicago, Illinois 60629

DATED this 9 day of July, 2019.

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

JTS DEVELOPMENT, LLC

John Shaw

JOHN SHAW, Member/Manager (SEAL)

FRONT 9 PROPERTIES, LLC

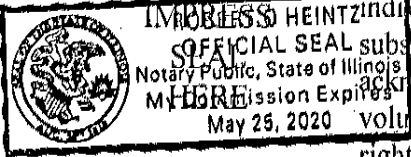
David A. Sperry

DAVID A. SPERRY, Member/Manager (SEAL)

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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 JOHN SHAW and DAVID A. SPERRY, the individuals signing above, personally known to me to be the same persons whose names are 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.



Given under my hand and official seal, this 9 day of JULY, 2019.

Commission expires _____, 20____

Imbriess Heintz
NOTARY PUBLIC

This instrument was prepared by Michael C Roberts 4042 N. Elston, Chicago, Illinois 60618
(Name and address)

LEGAL DESCRIPTION

LOT 6 IN BLOCK 2 IN COBE AND McKINNON'S 63RD STREET KEDZIE AVENUE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MAIL TO:

Emmanuel Rodriguez

SEND SUBSEQUENT TAX BILLS TO:

ROBERTO MADERA

(Name)

EMMANUEL RODRIGUEZ

(Name)

5609 S. PULASKI

(Address)

*3049 West 59th St.
Unit 2F*

4158 W. NELSON

(Address)

*3049 W-59th St.
Unit 2F*

CHICAGO, IL 60629

(City, State and Zip)

CHICAGO, IL 60611

(City, State and Zip)

60629

OR RECORDER'S OFFICE BOX NO. _____