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19337161060

Doc# 1933716106 Fee \$88.00

IHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/03/2019 04:04 PM PG: 1 OF 3

off

WARRANTY DEED

The GRANTOR, Tommie M. Works, a single woman, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS and WARRANTS to Silver Roll Management, Inc., an IL corporation; Straight -A Properties, LLC, an IL limited liability company; and Capitol Venture Properties, LLC, a CA limited liability company (collectively, the GRANTEES), as tenants in common, with each of the 3 Grantees owning an undivided 1/3 interest of the whole in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A

Hereby releasing and waiving all rights under by virtue of the Homestead Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

Address of Real Estate 10817 S. Prospect, Chicago, IL 60643


Permanent Real Estate Index Number: 25-17-300-017-0000



IN WITNESS WHEREOF, the Grantor has caused these presents to be signed this 17 day of November, 2019.

Tommie M. Works

Tommie M. Works

S 4
P 3
S 1
M 1
SC 4
E 1
INT 1

REAL ESTATE TRANSFER TAX	03-Dec-2019
 CHICAGO:	600.00
CTA:	240.00
TOTAL:	840.00 *

REAL ESTATE TRANSFER TAX	03-Dec-2019
 COUNTY:	40.00
 ILLINOIS:	80.00
TOTAL:	120.00

25-17-300-017-0000 | 20191201659695 | 1-542-617-440

25-17-300-017-0000 | 20191201659695 | 0-400-718-176

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

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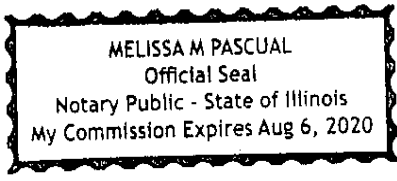
State of IL)
) ss.
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that Tommie W. Works, 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 she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 27 day of November, 2019.

Commission expires Aug 6, 2020

Melissa M. Pascual
Notary Public



Cook County Clerk's Office

This instrument was prepared by:
Robert Rothstein, Esq.
123 W. Madison St., Suite 1000
Chicago, IL 60602

After recording return to:
Capitol Venture Properties, LLC
Tommie W. Works
10817 South Prospect
Chicago, IL 60643

Send future tax bills to:
Capitol Venture Properties, LLC
Tommie W. Works
10817 South Prospect
Chicago, IL 60643

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EXHIBIT "A"

LEGAL DESCRIPTION

Lot 151 in Hitt's Subdivision of the Northwest 1/4 of the Southwest 1/4 of Section 17 and part of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Address of Real Estate 10817 S. Prospect, Chicago, IL 60643

Permanent Real Estate Index Number: 25-17-300-017-0000

SUBJECT, HOWEVER, TO:

SUBJECT TO:

- 1) GENERAL REAL ESTATE TAXES FOR THE YEAR 2019.
- 2) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.
- 3) BUILDING LINES
- 4) ZONING AND BUILDING LAWS AND ORDINANCES
- 5) PUBLIC AND UTILITY EASEMENTS