

UNOFFICIAL COPY

**WARRANTY DEED
ILLINOIS STATUTORY
(LLC to Individual)**

Mail To:

Donald Kiolbass
79 W. Monroe
Suite 1119
Chicago, IL 60603

Send Subsequent Tax Bills To:

Cris
~~Chris~~ Kodiak
3324 N. Sheffield Avenue
Unit 1
Chicago, IL 60657



Doc#: 1320055093 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/19/2013 01:38 PM Pg: 1 of 3

RECORDER'S STAMP

6013-18723 2064

THE GRANTOR, Sheffield Partners 25 LLC, an Illinois Limited Liability Company, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid, *Cris W. & Teresa Kodiak as tenants by the entirety*
CONVEYS and WARRANTS to ~~Chris~~ Kodiak, of Chicago, Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Conditions, covenants and restrictions of record; public and utility easements; special government taxes and assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for second installment 2012 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 14-20-417-048-1001

Property Address: 3324 N. Sheffield, Unit 1, Chicago, IL 60657

Dated this 25 day of June, 2013.

Sheffield Partners 25 LLC

[Signature]
By: Manager, Daniel Realty & Investment Corporation
by Daniel Domenjoud, President

(Baird & Warner Title Services, Inc.
475 North Martingale
Suite 950
Schaumburg, IL 60173)

(13)

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STATE OF IL)
)SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel Domenjoud are 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 25th day of June, 2013.



Ch. Y.

Notary Public

My Commission Expires: 01-24-2017

This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091
(Name and Address)

MAIL TO:

Donald Kiobass
79 W. Monroe
Suite 1119
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

Cris
~~Chris~~ Kodiak
3324 N. Sheffield Avenue
Unit 1
Chicago, IL 60657

REAL ESTATE TRANSFER		07/10/2013
	CHICAGO:	\$4,023.75
	CTA:	\$1,609.50
	TOTAL:	\$5,633.25
14-20-417-048-1001 20130601609418 PFK7J3		

REAL ESTATE TRANSFER		07/10/2013
	COOK	\$268.25
	ILLINOIS:	\$536.50
	TOTAL:	\$804.75
14-20-417-048-1001 20130601609418 LANR3P		

UNOFFICIAL COPY**EXHIBIT "A"**

PARCEL 1: UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3324 N. SHEFFIELD AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0709415056 IN THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-1, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office