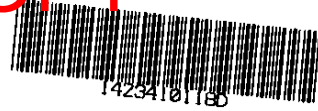


UNOFFICIAL COPY



Doc#: 1423410118 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/22/2014 03:24 PM Pg: 1 of 3

**Warranty Deed
Statutory (ILLINOIS)
(Company to Individual)**

Above Space for Recorder's use only

THE GRANTOR, FJHOMESTEAD LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having its principal office at 1322 Arthington St, Chicago, IL, 60607, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Members of said company, **CONVEYS and WARRANTS** to:

Julian Betancourt and Allison Betancourt, 1040 W Adams, Chicago, IL, husband and wife, as Tenants by the Entirety, not in Tenancy in Common, and not as Joint Tenants

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



See attached legal description.

P.N.T.N., Inc.
70 W. Madison
Suite 1600
Chicago, IL 60602


Permanent Index Number: **17-17-412-045-0000 (UNDERLYING PIN)**

Address of Real Estate: **Unit 1B, 1040 West Polk Street, Chicago, IL 60607**

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INTL

REAL ESTATE TRANSFER TAX		05-Aug-2014	
	COUNTY:		220.00
	ILLINOIS:		440.00
	TOTAL:		660.00

17-17-412-045-0000 | 20140801618218 | 0-905-267-328

REAL ESTATE TRANSFER TAX		05-Aug-2014	
	CHICAGO:		3,300.00
	CTA:		1,320.00
	TOTAL:		4,620.00

17-17-412-045-0000 | 20140801618218 | 1-515-686-016

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LEGAL DESCRIPTION:**PARCEL 1:**

UNIT NUMBER 1B IN THE 1040 WEST POLK STREET CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 16 AND 17 IN BLOCK 2 IN J.B. WALLER'S SUBDIVISION OF BLOCK 8 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 7, 2014, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1418819025 AND AMENDMENT RECORDED JULY 15, 2014 AS DOCUMENT NUMBER 1419644064, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE P-1, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID

PROPERTY ADDRESS:

1040 W. Polk Street, Unit 1B, Chicago, IL 60607

PERMANENT INDEX NUMBER:

17-17-412-045-0000

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member, this 1st day of August, 2014.

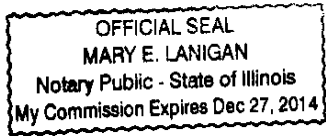
FJHOMESTEAD LLC,
an Illinois limited liability company

By: [Signature]
SHIH CHIAN KANG
Its: **Authorized Member**

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **SHIH CHIAN KANG**, as authorized Member of FJHOMESTEAD LLC, an Illinois limited liability company, who personally is 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 said instrument as his free and voluntary act, and as the free and voluntary act and deed as Member of FJHOMESTEAD LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of August, 2014.

Commission Expires: December 27, 2014



[Signature]
Notary Public

This instrument was prepared by: **Robert J. Di Silvestro, Di Silvestro & Associates,**
5231 North Harlem Avenue, Chicago, IL 60656-1875

MAIL TO:
Andy Levine O'Rourke and
Mood
55 West Wacker Drive
1400
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:
Julian and Allison Betancourt
1040 West Polk Street, Unit 1B
Chicago, Illinois 60607