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Doc#: 1426229070 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/19/2014 12:46 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:

Joseph P. Rizzo and Sarah E. Rizzo, 2224 N Sedgwick, Chicago, IL 60614, 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 St.
Suite 1600
Chicago, IL 60602

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

Address of Real Estate: Unit 3B, 1040 West Polk Street, Chicago, IL 60607

S
P
S
SC
INT

REAL ESTATE TRANSFER TAX		28-Jul-2014
	COUNTY:	276.00
	ILLINOIS:	552.00
	TOTAL:	828.00
17-17-412-045-0000 20140701615586 0-019-400-832		

REAL ESTATE TRANSFER TAX		28-Jul-2014
	CHICAGO:	4,140.00
	CTA:	1,656.00
	TOTAL:	5,796.00
17-17-412-045-0000 20140701615586 0-814-477-440		

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member, this 24th day of July, 2014.

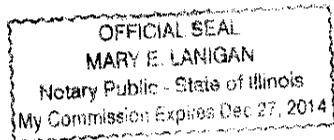
FJHOMESTEAD LLC,
an Illinois limited liability company

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 24th day of July, 2014.

Commission Expires: 12-27, 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:

JUDITH E. FORS
4669 N MANOR
CHICAGO IL 60625

SEND SUBSEQUENT TAX BILLS TO:

JOSEPH P. RIZZO &
SARAH E. RIZZO
1040 West Polk Street, Unit
Chicago, Illinois 60607

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LEGAL DESCRIPTION:**PARCEL 1:**

UNIT NUMBER 3B 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 14 8819025, AND AMENDMENT RECORDED JULY 15, 2014 AS DOCUMENT NUMBER 1419044064, 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-3 AND ROOF TOP DECK R-3B, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PROPERTY ADDRESS:

1040 W. Polk Street, Unit 3B, Chicago, IL 60607

PERMANENT INDEX NUMBER:

17-17-412-045-0000