

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 1536355028 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/29/2015 01:53 PM Pg: 1 of 3

Dec ID 20151201654953  
ST/CO Stamp 1-601-483-840 ST Tax \$790.00 CO Tax \$395.00  
City Stamp 0-870-976-576 City Tax: \$8,295.00

THE GRANTOR,

ROSCOE HAMILTON, INC.,

a corporation 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, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to

JWW Property, LLC,

a limited liability company organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at 808 E. Woodfield Rd., Suite 300, Schaumburg, IL 60173, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Reverse Side for Legal Description


SUBJECT TO: conditions and restrictions of record and taxes for 2015 and subsequent years.

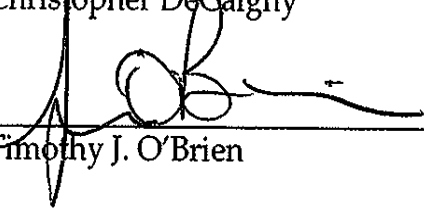
Permanent Index Number (PIN): 14-19-321-045-1005

Address of Real Estate: 2123-2125 Roscoe St., Chicago, IL 60618

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its President and attested by its Assistant Secretary, this 23<sup>rd</sup> day of December, 2015.

ROSCOE HAMILTON INC.

By:  President  
Christopher DeCaigny

Attest:  Assistant Secretary  
Timothy J. O'Brien

(Seal)  
19  
CH15024804  
FIDELITY NATIONAL TITLE

State of Illinois )  
                          )     ss  
County of Cook    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher DeCaigny, personally known to me to be the President of Roscoe Hamilton, Inc., and Timothy J. O'Brien personally known to me to be the Assistant Secretary of the said corporation, and personally known to me to be the same persons whose names are subscribed to

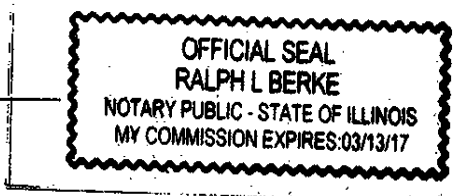
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the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Assistant Secretary, they signed the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23<sup>rd</sup> day of December, 2015.

*Ralph L. Berke*

Notary Public



REAL ESTATE TRANSFER TAX 29-Dec-2015



COUNTY:	395.00
ILLINOIS:	790.00
<b>TOTAL:</b>	<b>1,185.00</b>

14-19-321-045-1005 | 20151201654953 | 1-301-483-840

REAL ESTATE TRANSFER TAX 29-Dec-2015



CHICAGO:	5,925.00
CTA:	2,370.00
<b>TOTAL:</b>	<b>8,295.00 *</b>

14-19-321-045-1005 | 20151201654953 | 0-870-976-576

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

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## Legal Description

COMMERCIAL UNIT IN THE 2123-2125 WEST ROSCOE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 10 AND 11 IN BLOCK 14 IN C.T. YERKES SUBDIVISION OF BLOCKS 33 TO 36 AND 41 TO 44 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 THEROF), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020453783; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

This instrument was prepared by:

Ralph L. Berke, Attorney at Law  
55 W. Wacker Dr., #1000  
Chicago, IL 60601

After recording mail to:

LAW OFFICE OF  
Todd L. Erdman  
127 S. Wheeling Road  
Wheeling, IL 60090

Send subsequent tax bills to:

Jew Property, LLC  
2123-2125 Roscoe Street  
Chicago, IL 60618