

UNOFFICIAL COPY

Doc#: 1613022040 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/09/2016 09:08 AM Pg: 1 of 3

Dec ID 20160401694088
ST/CO Stamp 0-066-715-968 ST Tax \$162.00 CO Tax \$81.00
City Stamp 2-121-699-648 City Tax: \$1,701.00

STC 01146-41861
WARRANTY DEED
ILLINOIS STATUTORY
Individual

1/2
MR

THE GRANTOR(S), **GRAZIELLA SERGIO**, as Manager of **SERGIO CAPITAL, LLC**, an Illinois Limited Liability Company, of the City of CHICAGO, County of COOK, State of ILLINOIS for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **LI MA**, a ~~married~~ woman, of 337 S. MAPLE ST., ITASCA, Illinois 60143 of the County of DUPAGE INDIVIDUALLY, all interest in the following described Real Estate situated in the County of COOK in the State of ILLINOIS, to wit.

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; Condominium Declaration and Bylaws and General real estate taxes not yet due and payable at the time Closing.

TO HAVE AND TO HOLD said premises INDIVIDUALLY, forever.

Permanent Real Estate Index Number(s): 17-04-216-064-1506 ✓

Address(es) of Real Estate: 1355 N. Sandburg Terrace, Unit 2307-D, Chicago, Cook County, Illinois, 60610

Dated this 21st day of APRIL, 20 16


GRAZIELLA SERGIO,
as Manager of SERGIO CAPITAL, LLC

STEWART TITLE
800 E. CLEM. ROAD
SUITE 180
NAPERVILLE, IL 60563

REAL ESTATE TRANSFER TAX		26-Apr-2016
COUNTY:		81.00
ILLINOIS:		162.00
TOTAL:		243.00

17-04-216-064-1506 | 20160401694088 | 0-066-715-968

REAL ESTATE TRANSFER TAX		26-Apr-2016
CHICAGO:		1,215.00
CTA:		486.00
TOTAL:		1,701.00 *



17-04-216-064-1506 | 20160401694088 | 2-121-699-648

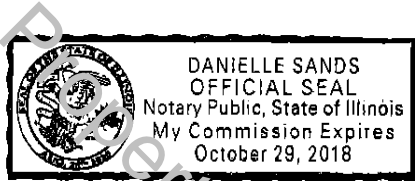
* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT: GRAZIELLA SERGIO, as Managing Member of SERGIO CAPITAL, LLC, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21st day of April, 20 16.



Danielle Sands (Notary Public)

Prepared by:

Anthony J. Amelio, Esq.
Law Office of Samuel V.P. Banks
221 North LaSalle Street
38th Floor
Chicago, Illinois 60601

Mail to:

Mr. Christopher Titcomb, Esq.
2220 W. North Ave.
Chicago, IL 60647

Name and Address of Taxpayer:

Li Ma
1355 N. Sandburg Terrace, Unit 2307
Chicago, Illinois 60610

UNOFFICIAL COPY

Exhibit A - Legal Description

✓ UNIT NO. 2307-D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CARL SANDBURG VILLAGE CONDOMINIUM, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25032908, AS AMENDED FROM TIME TO TIME, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as:

1355 N. Sandburg Terrace, Condo 2307-D
Chicago, Cook County, Illinois, 60610

Tax identification no.: 17-04-213-064-1506

Property of Cook County Clerk's Office