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WARRANTY DEED
ILLINOIS STATUTORY
Individual(s) to Individual(s)

Doc#: 1615355052 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/01/2016 02:56 PM Pg: 1 of 5

~~MAIL TO:~~
Gregory Eidukas
332 S. Michigan Ave
Suite 1032 # E 332
Chicago, IL 60604

NAME/ADDRESS OF TAXPAYER(S):
North Park Manor LLC
3123 West Foster Avenue
Unit 2J aka J2
Chicago, Illinois 60625

RECORDER'S STAMP

The Grantor, **MATT CICICH**, a single, never married man, for the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** unto

NORTH PARK MANOR LLC,

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

See Legal Description attached hereto and made a part hereof.

Permanent Index Number: 13-12-301-035-1026

Commonly Known As: **Unit 3123-2J (aka Unit 2J), 3123 West Foster Avenue**
Chicago, Illinois 60625

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2015 (second installment) and subsequent.

In Witness Whereof, the said Grantor has caused his name to be signed to these presents this 6 day of **May**, 2016.

By: X Matt Cicich
Matt Cicich

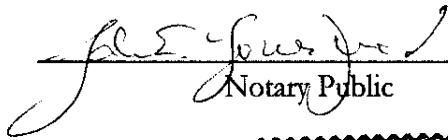
Returns:
Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074
with PTL6-30623

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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 **MATT CICICH**, personally 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 and delivered the said instrument as his free and voluntary act, and for the uses and purposes therein set forth.

Given under my hand and official seal this 6 day of **May**, 2016.



Notary Public



This instrument prepared by: John E. Lovstrand, Esq.
JOHN E. LOVSTRAND, P.C.
30 Green Bay Road
Winnetka, IL 60093

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John Lovestrand
as an Agent for Fidelity National Title Insurance Company
30 GREEN BAY ROAD, WINNETKA, IL 60093

Commitment No.: PT16-30623

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:
3123 W. Foster Ave, Unit J2
Chicago, IL 60625
Cook County

The land referred to in this Commitment is described as follows:

UNIT 3123-2J, IN FOSTER MANOR CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 24, 25, AND 26 IN HINDMAN'S SUBDIVISION OF THAT PART OF BLOCK 4 LYING NORTH OF THE CENTER LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 30, 2005, AS DOCUMENT 0533434008, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 3123 W. FOSTER AVENUE, UNIT J2, Chicago, Illinois 60625
Parcel ID(s): 13-12-301-035-1026

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16-30623

REAL ESTATE TRANSFER TAX

06-May-2016



CHICAGO:

712.50

CTA:

285.00

TOTAL:

997.50

13-12-301-035-1026 | 20160401695651 | 1-588-113-726

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

Office

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110-30623

REAL ESTATE TRANSFER TAX

06-May-2016



COUNTY:
ILLINOIS:
TOTAL:

47.50
95.00
142.50

13-12-301-035-1026

20160401695651

1-921-370-432

ACTH

Property of Cook County Clerk's Office