

# UNOFFICIAL COPY

AFTER RECORDING

## WARRANTY DEED

Corporation to individual

SATURN TITLE LLC  
1800 W. HIGGINS RD.  
SUITE 305  
PARK RIDGE, IL 60070



1616801  
192

Doc#: 1616550007 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/13/2016 07:01 AM Pg: 1 of 2

THIS INDENTURE, made this 3rd day of June, 2016 between

L.A. DEVELOPMENT CORP.,

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, party of the first part, and

Sebastian Dassouli

1632 S. Indiana Unit #103  
Chicago, IL 60616

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, forever all the following described real estate, situated in the County of Cook and State of Illinois and described as follows, to wit

LOT 19 AND THE EAST 1/2 OF LOT 20 IN BLOCK 4 IN WEAGE EBERHART AND BARTLETT'S SUBDIVISION OF THE SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 3240 W. POTOMAC AVE., CHICAGO, ILLINOIS 60651

PIN: 16-02-223-020-0000 AND 16-02-223-019-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for second installment 2015 and subsequent years.

Together with all the singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

| REAL ESTATE TRANSFER TAX |          | 07-Jun-2016 |
|--------------------------|----------|-------------|
|                          | CHICAGO: | 4,050.00    |
|                          | CTA:     | 1,620.00    |
|                          | TOTAL:   | 5,670.00 *  |

16-02-223-020-0000 | 20160601612988 | 1-215-726-912

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

| REAL ESTATE TRANSFER TAX |           | 07-Jun-2016 |
|--------------------------|-----------|-------------|
|                          | COUNTY:   | 270.00      |
|                          | ILLINOIS: | 540.00      |
|                          | TOTAL:    | 810.00      |

16-02-223-020-0000 | 20160601612988 | 2-093-385-024

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And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its PRESIDENT, WEJCIECH LAKONT, and attest by its SECRETARY, LUCYNA SIELSKI, the day and year first above written. **L.A. DEVELOPMENT CORP.**

By: [Signature]  
Its President

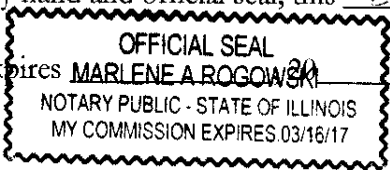
Attest: [Signature]  
Its Secretary

STATE OF ILLINOIS)  
) SS  
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WEJCIECH LAKONT, personally known to me to be the PRESIDENT of LUCYNA SIELSKI, an Illinois Corporation, and SECRETARY, personally known to me to be the PRESIDENT and SECRETARY of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such they signed, sealed and delivered 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 deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2<sup>ND</sup> day of JUNE, 2016

Commission expires MARLENE A. ROGOWSKI  
[Signature]  
NOTARY PUBLIC



This instrument prepared by : Prospect Law Group LLC  
41 S. Prospect Ave., Suite 201, Park Ridge, Illinois 60068

MAIL TO:  
Sebastian Dassouli  
3240 W. Potomac Ave.  
Chicago IL 60651

SEND SUBSEQUENT TAX BILLS TO:  
Sebastian Dassouli  
3240 W. Potomac Ave.  
Chicago IL 60651