

UNOFFICIAL COPY



WARRANTY DEED

Statutory (Illinois)

Doc#: 1619410071 Fee: \$42.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/12/2016 12:42 PM Pg: 1 of 3

Mail To:

Ann Fischer
939 N. Plum Grove Rd.
Suite C
Schaumburg, Illinois 60173

Name and Address of Taxpayer:

Benjamin E. Nadel
5444 N. Winthrop Ave.
Unit GN
Chicago, Illinois 60640

This Instrument was prepared by:

Joseph D. Palmisano
Palmisano & Moltz
19 S. LaSalle Street, Suite 900
Chicago, Illinois 60603

THE GRANTOR, **5444 WINTHROP LLC**, an Illinois limited liability company organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to the GRANTEEES: Ira Allen Nadel and Audrey A. Nadel, Husband and Wife and Benjamin E. Nadel, ^{an} unmarried person of **2305 W. Fullerton, Unit 1E, Chicago, IL 60647**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Legal Description attached hereto as Exhibit A

Permanent Real Estate Index Number(s): **14-08-204-031-1008 (Affects Unit GN) and 14-08-204-031-1013 (Affects Unit P-5)**

Address of Real Estate: **5444 N. WINTHROP AVE., UNITS GN & P-5 CHICAGO, ILLINOIS 60640**

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the 2nd installment of year 2015 and subsequent.

16 WSA 446 318 LP
2/14 mm Chicago Title

S Y
P 3
S N
SC Y
INT Y

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 27th day of June, 2016.

5444 WINTHROP LLC,
an Illinois limited liability company

By: *Jim Cartwright* MBK
Jim Cartwright, Manager

STATE OF ILLINOIS, COUNTY OF COOK

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Jim Cartwright, Manager, of **5444 WINTHROP LLC**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, 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 of the company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 27 day of June, 2016.

Becky Block
Notary Public

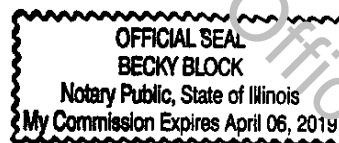
REAL ESTATE TRANSFER TAX

08-Jul-2016



COUNTY: 110.00
ILLINOIS: 220.00
TOTAL: 330.00

14-08-204-031-1008 | 20160601622561 | 0-159-460-672



REAL ESTATE TRANSFER TAX

08-Jul-2016



CHICAGO: 1,650.00
CTA: 660.00
TOTAL: 2,310.00 *

14-08-204-031-1008 | 20160601622561 | 1-468-017-984

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

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT GN AND P-5 IN THE 5444 N. WINTHROP CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY;

LOT 3 IN BLOCK 4 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 14 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0715022062, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number(s): 14-08-204-031-1008 (Affects Unit GN) and
14-08-204-031-1013 (Affects Unit P-5)

Address of Real Estate: 5444 N. WINTHROP AVE., UNITS GN & P-5
CHICAGO, ILLINOIS 60640

Property of Cook County Clerk's Office