

SR 0146-5703
WARRANTY DEED

UNOFFICIAL COPY

This agreement, made this 2nd day of June 2017, between, **FMM Group, LLC**, a Limited Liability Company created and existing under and by virtue of the laws of the STATE OF GEORGIA and duly authorized to transact business in the STATE OF ILLINOIS, party of the first part, and **Rema Farias**,

Doc#: 1725808031 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/15/2017 10:41 AM Pg: 1 of 2

Dec ID 20170601668937
ST/CO Stamp 1-270-745-024 ST Tax \$62.00 CO Tax \$31.00
City Stamp 1-965-349-312 City Tax: \$651.00

of the City of Chicago, 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 Members of said Company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, forever, all the following described real estate, situated and described as follows, to wit

See Attached "Exhibit A"

COMMONLY KNOWN AS: 2112 W. Warren Blvd., #3W, Chicago, Illinois 60612


PIN: 16-12-324-038-1006



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 the year 2016 and subsequent years.

Together with all singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rent, 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.

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 Member, the day and year first above written.

FMM GROUP, LLC

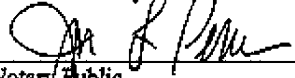

Hakeem Adewale, as authorized Member

REAL ESTATE TRANSFER TAX		14-Sep-2017
		COUNTY: 31.00
		ILLINOIS: 62.00
		TOTAL: 93.00
16-12-324-038-1006 20170601668937 1-270-745-024		

STATE OF TEXAS)
COUNTY OF BEXAR)

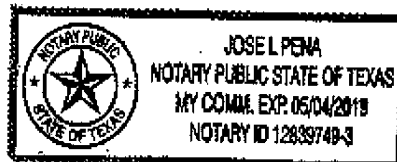
I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that Hakeem Adewale, as authorized Member of FMM Group, LLC, is personally known to me, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 1 day of June, 2017.


Notary Public

This instrument prepared by: Ian B. Berliner, Esq., 53 W. Jackson Blvd., Suite 1515, Chicago, IL 60604

After recording, return to: Anthony Parzica 2510 W Irvington Rd Unit B, Chicago IL 60618
Send Subsequent Tax Bills to: Rema Farias, 312 W. Warren Blvd #3W, Chicago IL 60618



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EXHIBIT "A"

PARCEL ONE: UNIT 3W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HERITAGE SUITES CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED OCTOBER 2, 2003 AS DOCUMENT NO. 0327544152, IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT KNOW AS PARKING SPACE P-3 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID.

Commonly Known As: 3112 W. Warren Blvd., #3W, Chicago, Illinois 60612

Property PIN: 16-12-324-038-1006

REAL ESTATE TRANSFER TAX		08-Jun-2017
	CHICAGO:	465.00
	CTA:	186.00
	TOTAL:	651.00 *
16-12-324-038-1006 20170601668937 1-965-349-312		

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

Property of Cook County Clerk's Office