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WARRANTY DEED Statutory (ILLINOIS) (General)



Doc# 1729249337 Fee \$68.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/19/2017 02:51 PM PG: 1 OF 4

The Grantors, **Roger D'Orazio and Elaine D'Orazio**, husband and wife, of 1645 W. Addison, Unit 2, Chicago, IL 60613, for and in consideration of Ten & 00/100 (\$10.00) Dollars, in hand paid, CONVEY & WARRANT to: **1645 Addison, LLC**, an Illinois limited liability company, the following described Real Estate situated in Cook County, State of Illinois, to wit: 1645 Addison IL 60613

Return to:
Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074 182

PT 17-43380

SEE PAGE 2 FOR LEGAL DESCRIPTION,

subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Permanent Index Number (PIN): 14-19-407-033-1002

Address of Real Estate: 1645 West Addison, Unit 2, Chicago, IL 60613

DATED this 15th day of September, 2017

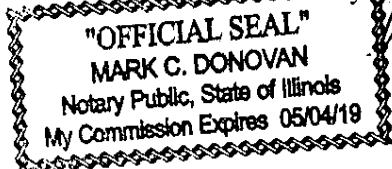
[Signature]
Roger D'Orazio

[Signature]
Elaine D'Orazio

State of Illinois)
) ss.
County of Litchfield)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Roger D'Orazio and Elaine D'Orazio, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of September, 2017.
Commission expires 5/4/19



WS
4

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LEGAL DESCRIPTION

Permanent Index Number (PIN): 14-19-407-033-1002

Address of Real Estate: 1645 West Addison, Unit 2, Chicago, IL 60613

UNIT NUMBER 2 IN THE 1645 WEST ADDISON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 4 (EXCEPT THE EAST 17 FEET THEREOF) AND ALL OF LOT 5 IN BLOCK 2 IN L.TURNER'S RESUBDIVISION OF BLOCKS 1 TO 6, BOTH INCLUSIVE, IN L.TURNER'S SUBDIVISION OF THE NORTHEAST 1/4 OF EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010554580, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

~~Mail To:~~

Alexander R. Domanskis
Boodell & Domanskis, LLC
1 N. Franklin Street, Suite 1200
Chicago, IL 60606

Send Tax Bills To:

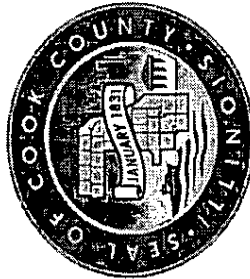
1645 Addison, LLC
18850 E. 1700 N Road
Pontiac, IL 61764

Prepared by: Alexander R. Domanskis, Boodell & Domanskis, LLC, 1 N. Franklin Street, Suite 1200, Chicago, Illinois 60606

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REAL ESTATE TRANSFER TAX

13-Oct-2017



COUNTY:	250.00
ILLINOIS:	500.00
TOTAL:	750.00

14-19-407-0333-1002

20170901621942

0-986-083-264

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

13-Oct-2017



CHICAGO:	3,750.00
CTA:	1,500.00
TOTAL:	* 5,250.00

14-19-407-033-1002 | 20170901621942 | 0-582-754-240

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

Property of Cook County Clerk's Office