

# UNOFFICIAL COPY

## Warranty Deed (ILLINOIS)

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

1726158 2/2

THE GRANTOR Local Ventures LLC,  
an Illinois Corporation, of the City of Oak Lawn,  
County of Cook, State of Illinois for and in consideration of (\$10.00) TEN and 00/100 DOLLARS  
and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

Chanel Wengelewski

all interest in the following described Real Estate situated in the County of Cook, State of  
Illinois, to wit:

PLEASE SEE ATTACHED LEGAL DESCRIPTION, "EXHIBIT A."

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws  
of the State of Illinois.

SUBJECT TO (1) general real estate taxes for 2017 and subsequent years; and (2) covenants,  
conditions, and restrictions of record.

Commonly Known As:

7256 S. Coles Ave., Unit 1N  
Chicago, Illinois 60640

P.I.N.

21-30-106-053-1001

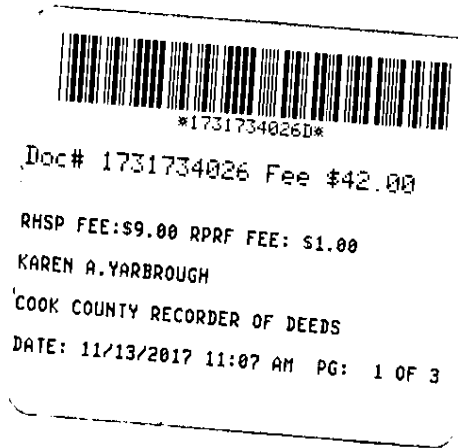
Seller:


Waseem Ahmad

Local Ventures LLC

By: Waseem Ahmad, Manager



S Y  
P 3  
S N  
SC Y  
INT Y



REAL ESTATE TRANSFER TAX		31-Oct-2017
	CHICAGO:	161.25
	CTA:	64.50
	TOTAL:	225.75 *

21-30-106-053-1001 | 20171001642643 | 1-176-244-256

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

REAL ESTATE TRANSFER TAX		09-Nov-2017
	COUNTY:	10.75
	ILLINOIS:	21.50
	TOTAL:	32.25

21-30-106-053-1001 | 20171001642643 | 1-915-408-416

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STATE OF ILLINOIS }  
COUNTY OF COOK } SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Waseem Ahmad on behalf of Local Ventures LLC, 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, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me  
this 25<sup>th</sup> day of October 2017.

  
\_\_\_\_\_  
Notary Public



This Instrument was prepared by:

Dany Bourjas, Esq.  
BOURJAS LAW LLC  
9759 Southwest Hwy  
Oak Lawn, Illinois 60453

Mail subsequent tax bills to:

Chanel Wengelewski  
7256 S. Coles Ave., Unit 1N  
Chicago, Illinois 60649

Mail this Instrument to:

~~Keli L. Knight, Esq.~~ Chanel Wengelewski  
~~Knight | Morris | Reddick~~ 3842 167th Pl.  
~~333 S. Wabash Avenue, Suite 2700~~  
~~Chicago, Illinois 60607~~  
Country Club Hills, IL 60478

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## LEGAL DESCRIPTION

UNIT NUMBER 1N IN RAINBOW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 23 (EXCEPT THE NORTHERLY 33 1/3 FEET THEREOF) IN DIVISION 3 IN SOUTH SHORE SUBDIVISION OF THE FRACTIONAL 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2 4, 64, 66, 126, 127 AND 128 IN DIVISION 1 IN WESTFALLS SUBDIVISION OF 208 ACRES BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 30 AFORESAID, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 260561235 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Address commonly known as:  
7256 S. Coles Ave., Unit 1N  
Chicago, IL 60649

PIN#: 21-30-106-053-1001

Property of Cook County Clerk's Office