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WARRANTY DEED ILLINOIS STATUTORY

20173320

(LLC to Individual)


17335340350

Doc# 1733534035 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/01/2017 10:39 AM PG: 1 OF 3

(The Above Space for Recorder's Use Only)

THE GRANTOR, OLIVIA & ASSOCIATES, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, and pursuant to authority given by the Manager of said limited liability company for an in consideration of ten dollars (\$10.00), and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, does hereby CONVEY and WARRANT to Anita Diaz, of, 3539 W. Beach Ave., Chicago, IL 60631, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

A Single woman

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 16-07-322-061-1029

Property Address: 425 S. Wisconsin Ave., Unit GS, Oak Park, IL 60302

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Real Estate Transfer Tax

\$440.000



www.oak-park.us

REAL ESTATE TRANSFER TAX

01-Dec-2017



COUNTY:	27.50
ILLINOIS:	55.00
TOTAL:	82.50

16-07-322-061-1029

| 20171101662238

| 1-949-075-488

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Dated this 15 day of November, 2017.

Joshua Inglis, a Illinois Limited Liability Corporation

Its: Manager

By: Joshua Inglis
Joshua Inglis

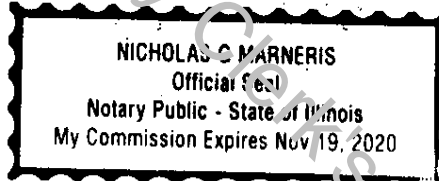
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Joshua Inglis, personally known to me to be the Authorized Signatory of Olivia & Associates, LLC, and 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 severally acknowledged that as such signed and delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 15th day of November, 2017.

[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY
Law Office of Niko G. Marnieris, P.C.
10661 S. Roberts Road, Suite 107
Palos Hills, IL 60465



MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

~~Colonial Capital, LLC~~
~~55 E. Monroe, Ste. 3460~~
~~Chicago, IL 60603~~

Anita Diaz
425 S. Wisconsin Ave., Unit GS
Oak Park, IL 60302

Julie Realmuto
3840 N. Oketo
Chicago, IL 60634

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EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 425-GS IN THE WISCONSIN WINDINGS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 15 FEET OF THE NORTH 1/2 OF LOT 49 IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL OF THE SOUTH 1/2 OF SAID LOT 49 AND ALL OF LOT 54 AND THE NORTH 12 FEET OF LOT 55 IN SAID SCOVILLE AND NILES SUBDIVISION IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION FOR CONDOMINIUM RECORDED FEBRUARY 7, 2002 AS DOCUMENT NUMBER 0020159529, AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 23, 2004 AS DOCUMENT NUMBER 0432848271 AND AS AMENDED.

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