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1803041018D

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/30/2018 10:07 AM PG: 1 OF 3

WARRANTY DEED
ILLINOIS STATUTORY
(Illinois limited liability
company to Individual)

Mail To:

Avni Shah, Esq.
2015 W. Fullerton Ave.
Chicago, IL 60647

**Send Subsequent Tax
Bills To:**

Renee Costanzo
John Farrand
1850 N. Keystone Ave. #2
Chicago, IL 60639

RECORDER'S STAMP

THE GRANTOR, MINNA PROPERTIES, LLC, an Illinois limited liability company, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and WARRANTS to Renee T. Costanzo and John C. Farrand, husband and wife as tenants by the entirety, of Chicago, Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Conditions, covenants and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property; general real estate taxes for 2017 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 13-34-414-020-0000

Property Address: 1850 N. Keystone Ave., Chicago, Illinois 60639

FIDELITY NATIONAL TITLE SC17031511
1/2

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX		19-Jan-2018
	COUNTY:	162.50
	ILLINOIS:	325.00
	TOTAL:	487.50
13-34-414-020-0000 20180101682857 0-465-125-920		

REAL ESTATE TRANSFER TAX		19-Jan-2018
	CHICAGO:	2,437.50
	CTA:	975.00
	TOTAL:	3,412.50
13-34-414-020-0000 20180101682857 1-592-948-768		
* Total does not include any applicable penalty or interest due.		

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Dated this 8 day of January, 2018.

Minna Properties LLC

By: Minna Strick
Minna Strick, Sole Member/Manager

STATE OF IL)
)SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Minna Strick, as Sole Member/Manager of Minna Properties, LLC, an Illinois limited liability company, is 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/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 8 day of January, 2018.



[Signature]
Notary Public

My Commission Expires: _____

This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091
(Name and Address)

MAIL TO:

Avni Shah, Esq.
2015 W. Fullerton Ave.
Chicago, IL 60647

SEND SUBSEQUENT TAX BILLS TO:

Renee Costanzo
John Farrand
1850 N. Keystone Ave., #2
Chicago, IL 60639

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EXHIBIT "A" Legal Description

LOT 43 IN BLOCK 10 IN GARFIELD, A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 34,
TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PIN 13-34-414-020-0000

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

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