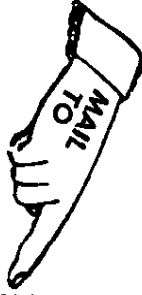


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WARRANTY DEED
Statutory (Illinois)



Doc# 1805418015 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/23/2018 10:08 AM PG: 1 OF 3

Near North National Title
222 N. LaSalle
Chicago, IL 60601

THE GRAN TOR, (Seller - WAAH Real Estate II, LLC, an Illinois limited liability company), For the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby CONVEYS and WARRANTS to 3264 Clark LLC, an Illinois limited liability company of 1517 N. North Park Avenue, Unit 2 Chicago, IL 60610, Illinois) the following described Real Estate, situated in the County of COOK, State of Illinois, to wit:

LEGAL DESCRIPTION: See attached legal.

ADDRESS OF PROPERTY: 3264 1/2 N. Clark
Chicago, Illinois 60657

PROPERTY INDEX NUMBER: 14-20-426-050-1032

SUBJECT ONLY TO THE FOLLOWING, IF ANY: (a) general real estate taxes not due and payable at the time of closing; ~~(b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of records; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable~~ *

DATED: ^{November} ~~October~~ 1, 2017. This is not homestead property

[Signature] WAAH Real Estate II LLC
Seller - Affiant - WAAH Real Estate II, LLC

by [Signature], member/manager (signed)

by Warruth Bojarski its member/manager (printed)

Effective date February 2018, 2018

RECEIVED IN RECOGNITION

* WAAH Real Estate II, LLC of [Signature] is not a party

CCRD REVIEW [Signature]


AP 1705902 - 3264.5 1011 KE

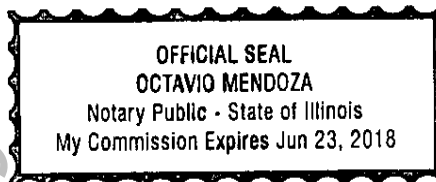
UNOFFICIAL COPY

STATE OF Illinois)
)
 COUNTY OF DePage)

The undersigned, a Notary Public in the above state and county, DOES HEREBY CERTIFY that Farrukh A. Bagasrawala, personally known to me to be the same person whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this 1st day of ~~October~~ November, 2017


 Notary Public Seal/Stamp



THIS INSTRUMENT PREPARED BY: Paul J. Ochmanek, Jr.

AFTER RECORDING MAIL TO:

Ched M. Poznansky, Esq. Clark Hill PLC, 130 E Randolph St, Suite 3900 Chicago, IL 60601

MAIL SUBSEQUENT TAX BILLS TO:

3264 Clark LLC 1517 N. North Park Avenue, Unit 2 Chicago, IL 60610

REAL ESTATE TRANSFER TAX 20-Feb-2018



CHICAGO:	5,726.25
CTA:	2,290.50
TOTAL:	8,016.75 *

14-20-426-056-1032 | 20180101690462 | 1-201-604-128

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

REAL ESTATE TRANSFER TAX 21-Feb-2018



COUNTY:	381.75
ILLINOIS:	763.50
TOTAL:	1,145.25

14-20-426-056-1032 | 20180101690462 | 1-915-471-392

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Legal Description: 14-20-426-056-1032

Parcel 1: Unit 3264 1/2 in the Residence at Clark and School Condominium, as delineated on a Survey of the following described land:

Lots 14, 15, 16, 17, 18 and 19 in the Resubdivision of Block 2 in Hambleton Weston and Davis Subdivision of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Together with an undivided percentage interest appurtenant to the unit as set forth in the Declaration of Condominium recorded August 17, 2006 as document 0622912000, as amended from time to time.

Parcel 2: A perpetual and exclusive Easement for parking purposes in and to the following Parking Spaces P-1, P-4, P-7 and P-16, as limited common element as set forth and defined in said Declaration of Condominium and Survey attached thereto, in Cook County, Illinois.

Property of Cook County Clerk's Office