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WARRANTY DEED Statutory (Illinois)



Doc# 1805418016 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/23/2018 10:09 AM PG: 1 OF 5

AP 1705902 - 3264

THE GRANTOR, (Sellers Ivana Anderson & Tomce Manosi, as joint tenants with rights of survivorship), for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby CONVEYS and WARRANTS to 3264 Clark LLC, and Illinois limited liability company, of

(1517 N. North Ave, # 2, Chicago, IL 60610), 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 N. Clark
Chicago, Illinois 60657

PROPERTY INDEX NUMBER: 14-20-426-056-1031

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: October 19, 2017.

This is not homestead property

Ivana Anderson

Tomce Manosi

Seller - Affiant - Ivana Anderson

Seller - Affiant - Tomce Manosi

* Tomce Manosi of Pay Advertiser is aff in the

Effective February 15th, 2018

CCRD REVIEW

RECEIVED IN BAD CONDITION

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Specimen signatures of agent

Ivana Anderson

I certify that the signatures of my agent are correct.

Seller - Affiant - Ivana Anderson

Tomce Manoski

Seller - Affiant - Tomce Manoski

(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED AND SIGNED BY AT LEAST ONE ADDITIONAL WITNESS, USING THE FORM BELOW.)

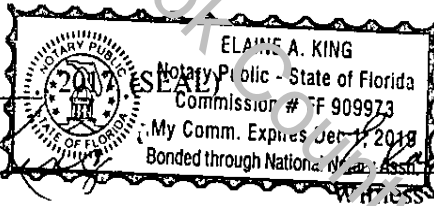
State of Florida)

County of Pinellas)

ss.

The undersigned, a notary public in and for the above county and state, certifies that Ivana Anderson & Tomce Manoski, known to me to be the same persons whose name are subscribed as principal to the foregoing power of attorney, appeared before me and the additional witness in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principals, for the uses and purposes therein set forth.

Dated: October 19th



Elaine A. King
Notary Public

Kenneth L. Rutter
Witness

(THE NAME AND ADDRESS OF THE PERSON PREPARING THIS FORM SHOULD BE INSERTED IF THE AGENT WILL HAVE POWER TO CONVEY ANY INTEREST IN REAL ESTATE.)

This document was prepared by:

Paul Ochmanek Legal Office, 100 W. Randolph, P.O. Box 64605, Chicago, Illinois 60664

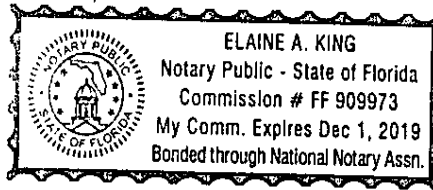
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STATE OF Florida)
COUNTY OF Pinellas)

The undersigned, a Notary Public in the above state and county, DOES HEREBY CERTIFY that Ivana Anderson & Tomce Manoski, 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 19th day of October, 2017

Elaine A. King
Notary Public Seal/Stamp




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

AFTER RECORDING MAIL TO: Clark Hill PLLC
130 E. Randolph St., Ste 3900, Chicago, IL 60601
~~954 N WINDONA HARWOOD #3 IL 60610~~ Attn: Chad M. Poznansky



MAIL SUBSEQUENT TAX BILLS TO:

1517 N. North Park Ave, #2, Chicago, IL 60610

REAL ESTATE TRANSFER TAX		20-Feb-2018
	CHICAGO:	3,176.25
	CTA:	1,270.50
	TOTAL:	4,446.75 *

14-20-426-056-1031 | 20180101688256 | 1-026-950-688

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

REAL ESTATE TRANSFER TAX		21-Feb-2018
	COUNTY:	211.75
	ILLINOIS:	423.50
	TOTAL:	635.25

14-20-426-056-1031 | 20180101688256 | 1-494-235-680

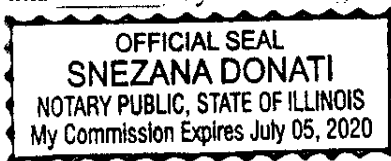
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STATE OF ILLINOIS)
)
COUNTY OF COOK)

The undersigned, a Notary Public in the above state and county, DOES HEREBY CERTIFY that Ivana Anderson & Tomce Manoski, 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 23rd day of October, 2017

Snezana Donati
Notary Public Seal/Stamp



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

AFTER RECORDING MAIL TO:

~~1517 N. North Park Ave, #2, Chicago IL 60610~~

MAIL SUBSEQUENT TAX BILLS TO:

1517 N. North Park Ave, #2, Chicago IL 60610

Property of Cook County Clerk's Office

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Legal Description: 14-20-426-056-1031

Parcel 1: Commercial Unit 3264 N. Clark 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.

Parcel 2: A perpetually and exclusive Easement for parking purposes in and to Parking Space P-2, a limited common element as set forth and defined in said Declaration of Condominium and Survey attached thereto, in Cook County, Illinois.

Together with a percentage of the common elements 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, which percentage shall automatically change in accordance with amended Declaration as they are filed of record pursuant to the Declaration, and together with additional common elements as such amended Declaration are filed of record in the percentages set forth in such amended Declarations which percentage shall automatically be deemed to be conveyed effective on the recording of each such amended Declaration as though conveyed hereby.