

# UNOFFICIAL COPY



\*1805418035D\*

## WARRANTY DEED

Statutory (Illinois)

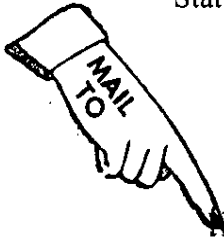
Doc# 1805418035 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/23/2018 10:26 AM PG: 1 OF 3



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

THE GRANTOR, (Seller - Jerry Modelo, a single individual), 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 D, 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: 3266 N. Clark, Unit E E3  
Chicago, Illinois 60657

PROPERTY INDEX NUMBER: 14-20-426-056-1021

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 4, 2017.

*Jerry Modelo*  
This is not homestead property

*OK*

*[Signature]*  
\_\_\_\_\_  
Seller - Affiant - Jerry Modelo

Effective date Feb 15<sup>th</sup> 2018

RECEIVED IN BAD CONDITION

*[Signature]*

AS 1 of 1 SH AP 1705902-E3

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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 Jerry Modelo 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 4<sup>th</sup> day of October 2017

[Signature]  
Notary Public Seal/Stamp



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

AFTER RECORDING MAIL TO:

Ched M. Poznensky Esq. Clerk Hill PLC 130 E. Randolph St, Suite 3900, Chicago, IL ~~60610~~ 60601

MAIL SUBSEQUENT TAX BILLS TO:

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

REAL ESTATE TRANSFER TAX		20-Feb-2018
	CHICAGO:	2,478.75
	CTA:	991.50
	TOTAL:	3,470.25 *

14-20-426-056-1021 | 20180101693574 | 1-541-883-424

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

REAL ESTATE TRANSFER TAX		22-Feb-2018
	COUNTY:	165.25
	ILLINOIS:	330.50
	TOTAL:	495.75

14-20-426-056-1021 | 20180101693574 | 1-408-239-136

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## Legal Description: 14-20-426-056-1021

Parcel 1: Unit 3266-3-E 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-3, 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.

Property of Cook County Clerk's Office