

UNOFFICIAL COPY

Doc#: 1807301309 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/14/2018 11:44 AM Pg: 1 of 3

Dec ID 20180301615626
ST/CO Stamp 2-129-888-288 ST Tax \$291.00 CO Tax \$145.50
City Stamp 1-014-486-560 City Tax: \$3,055.50

40037365(1)(K) (handwritten)

THIS DEED WAS PREPARED BY:

Chris Fotopoulos
Brotschul Potts LLC
30 N. LaSalle Street, Suite 1402
Chicago, Illinois 60602

AFTER RECORDING MAIL TO:

Chris Fotopoulos
Brotschul Potts LLC
30 N. LaSalle Street, Suite 1402
Chicago, Illinois 60602

GIT

WARANTY DEED

THIS INDENTURE, made as of March 2, 2018 from 6938 Paxton, LLC, an Illinois limited liability company, having a current address of 30 N. LaSalle St. Ste. 1402 Chicago, Illinois ("Grantor"), in favor of 6117 Vernon LLC having a current address of 30 N. LaSalle St. Ste. 1402, Chicago, Illinois ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does CONVEYS AND WARRANTS all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property") SUBJECT ONLY TO general real estate taxes not due and owing for 2017 and subsequent years, covenants, conditions and restrictions of record and building lines and easements of record.

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

[SIGNATURES ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Warranty Deed as of the day and year first above written.

GRANTOR:

6938 PAXTON LLC
An Illinois limited liability company

By: [Signature]
Its: Manager

ACKNOWLEDGEMENT

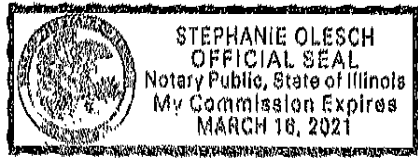
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Dimitrios Konstantopoulos** as manager of 6938 Paxton LLC, personally known to me appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and as the voluntary act for the purposes set forth herein.

Given under my hand and notarial seal this 8 day of March 2018.

[Signature]
Notary Public

My commission expires on March 16, 2021



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EXHIBIT A Legal Description

LOT 8 IN BLOCK 3 OF BRYN MAWR HIGHLAND SUBDIVISION OF THE NORTH THREE-QUARTERS OF THE EAST ONE-EIGHTH OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PIN: 20-24-417-022-0000


PROPERTY CKA: 6938^S PAXTON AVENUE, CHICAGO, ILLINOIS 60649

SEND PROPERTY TAX BILLS TO:

6117 VERNON LLC

4545 Zilac Ave
Alsip, IL 60025

REAL ESTATE TRANSFER TAX		13-Mar-2018	
	COUNTY:	145.50	
	ILLINOIS:	291.00	
	TOTAL:	436.50	
20-24-417-022-0000		20180301615626	2-129-888-288

REAL ESTATE TRANSFER TAX		13-Mar-2018	
	CHICAGO:	2,182.50	
	CTA:	873.00	
	TOTAL:	3,055.50 *	
20-24-417-022-0000		20180301615626	1-014-488-560
* Total does not include any applicable penalty or interest due.			