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1807319033D

Doc# 1807319033 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/14/2018 01:25 PM PG: 1 OF 3

WARRANTY DEED

18SS0094807 LFF ✓
10/2/2018

Hunden Belmont Office, LLC, an Illinois limited liability company, 3614 N. California Ave., Chicago, IL 60618 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **The Lean Firm, Inc., an Illinois Corporation, 53 W. Jackson Blvd., Suite 725, Chicago, IL 60604 ("Grantee")**, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 14-30-106-095-1001

Address of Real Estate: 2025 W. Belmont Ave., Unit 1, Chicago, IL 60618

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

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hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois. *CTT*

| REAL ESTATE TRANSFER TAX | | 13-Mar-2018 |
|--------------------------|----------|-------------|
| | CHICAGO: | 1,068.75 |
| | CTA: | 427.50 |
| | TOTAL: | 1,496.25 |

14-30-106-095-1001 | 20180301616517 | 1-773-473-312

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

| REAL ESTATE TRANSFER TAX | | 13-Mar-2018 |
|--------------------------|-----------|-------------|
| | COUNTY: | 71.25 |
| | ILLINOIS: | 142.50 |
| | TOTAL: | 213.75 |

14-30-106-095-1001 | 20180301616517 | 1-685-524-000

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Dated: 3/9, 2018

Hunden Belmont Office, LLC
an Illinois limited liability company

By: [Signature]
Robin S. Hunden, Manager

STATE OF _____)
 SS)
COUNTY OF _____)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Robin S. Hunden, Manager of Hunden Belmont Office, 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 signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 9th day of March, 2018

[Signature]
Notary Public

Commission expires: 5/26/21



Prepared By:

Gregory A. Braun, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and
Name and Address of Taxpayer:
The Lean Firm, Inc.
2025 W. Belmont Ave.
Unit 1
Chicago, IL 60618

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Legal Description:

PARCEL 1:

UNIT 2025-A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2025 BELMONT CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0010246691, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-1, A 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