

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois)



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



Doc# 1807334065 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/14/2018 01:52 PM PG: 1 OF 3

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THE GRANTOR, (Seller – Michael Wayne Lesser & David A. Cottongim, 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

REAL ESTATE TRANSFER TAX		14-Mar-2018	
	COUNTY:		118.25
	ILLINOIS:		236.50
	TOTAL:		354.75
14-17-415-042-1004		20180301611996   1-500-876-320	

(4063 Sheridan LLC, an Illinois limited liability company), the following described Real Estate, situated in the County of COOK, State of Illinois, to wit:

LEGAL DESCRIPTION: See attached legal.

ADDRESS OF PROPERTY: 4065 N. Sheridan, Unit 2N  
Chicago, Illinois 60641

PROPERTY INDEX NUMBER: 14-17-415-042-1004

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: March 9, 2018.

This is not homestead property

Seller – Affiant – Michael Wayne Lesser

Seller – Affiant – David A. Cottongim

REAL ESTATE TRANSFER TAX		14-Mar-2018	
	CHICAGO:		1,773.75
	CTA:		709.50
	TOTAL:		2,483.25 *
14-17-415-042-1004		20180301611996   1-239-698-976	

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

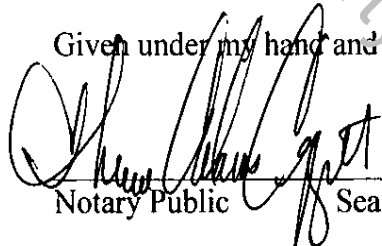
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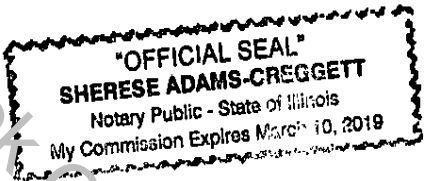
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STATE OF Illinois )  
COUNTY OF Cook )

The undersigned, a Notary Public in the above state and county, DOES HEREBY CERTIFY that Michael Wayne Lesser & David A. Hoffman 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 9<sup>th</sup> day of ~~September~~, March 9 2018, 2017

  
Notary Public Seal/Stamp



**THIS INSTRUMENT PREPARED BY:**

Paul Ochmanek Legal Office, P.O Box 64605, Chicago, IL 60657

**AFTER RECORDING MAIL TO:**

4063 Sheridan LLC, c/o Aljack Investments, Inc., 4055 W. Peterson Ave, Suite 205, Chicago, Illinois 60646, Attn: Mitchell Zamost

**MAIL SUBSEQUENT TAX BILLS TO:**

4063 Sheridan LLC, c/o Aljack Investments, Inc., 4055 W. Peterson Ave, Suite 205, Chicago, Illinois 60646, Attn: Mitchell Zamost

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## Legal Description 14-17-415-042-1004

UNIT 2N IN 4063-4065 SHERIDAN ROAD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 46 AND 47 AND THE WEST 20 FEET (MEASURED ON SOUTH LINE) OF LOT 45 (EXCEPT SOUTH 48 1/2 FEET OF SAID LOTS), IN SUBDIVISION OF LOT 24 IN SUBDIVISION OF BLOCK 8 IN BUENA PARK IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 85297952, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office