

UNOFFICIAL COPY

file 1819833 ①

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:



Doc#: 1808108036 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/22/2018 11:27 AM Pg: 1 of 2

Dec ID 20180301622253
ST/CO Stamp 1-495-887-392 ST Tax \$560.00 CO Tax \$280.00
City Stamp 0-117-108-256 City Tax: \$5,880.00

THE GRANTOR Phillips 7600, LLC, an Illinois Limited Liability Company, of the City of Chicago, in the County of Cook, in the state of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, convey(s) and warrant(s) to Phillips 7600 S Phillips, LLC, an Illinois Limited Liability Company, of the City of Chicago, in the County of Cook, in the state of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 1 AND LOT 2 (EXCEPT THE SOUTH 25 FEET THEREOF) IN BLOCK 5 IN SOUTH SHORE PARK SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


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; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. ****This deed and conveyance are being given and made to wind up the business affairs of Phillips 7600, LLC, an Illinois Limited Liability Company****

PIN NUMBER(S): 21-30-307-012-0000

ADDRESS: 7600 S Phillips Ave, Chicago, IL 60649

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of this 20th day of March, 2018.

 (Seal)
Phillips 7600, LLC, an Illinois Limited Liability Company
By: Mate Zaper, It's Manager

 (Seal)
Phillips 7600, LLC, an Illinois Limited Liability Company
By: Ante Markotic, It's Manager

 (Seal)
Phillips 7600, LLC, an Illinois Limited Liability Company
By Zorica Markotic, It's Manager

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT MATE ZAPER, ANTE MARKOTIC AND ZORICA MARKOTIC** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering the instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 20th day of March, 2018.



Nicole Caputo

Notary Public

REAL ESTATE TRANSFER TAX		21-Mar-2018
	COUNTY:	280.00
	ILLINOIS:	560.00
	TOTAL:	840.00
21-30-307-012-0000 20180301622253 1-495-887-392		

THIS INSTRUMENT WAS PREPARED BY:



REAL ESTATE TRANSFER TAX		21-Mar-2018
	CHICAGO:	4,200.00
	CTA:	1,680.00
	TOTAL:	5,880.00 *
21-30-307-012-0000 20180301622253 0-117-108-256		

Vincent Anthony Incopero, Esq.
381 North York Street, Suite 18
Elmhurst, IL 60126

File #: 1819833

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

7600 S Phillips, LLC, an Illinois Limited Liability Company
7600 S Phillips Ave
Chicago, Illinois 60649

7600 S Phillips, LLC, an Illinois Limited Liability Company
7600 S Phillips Ave
Chicago, Illinois 60649