

UNOFFICIAL COPY

PREPARED BY:

Donald Battaglia
5543 W. Diversey Avenue
Chicago, IL 60639



Doc# 1809519032 Fee \$40.00

MAIL TAX BILL TO:

Kwaku Kufuor
1610 S. Carpenter 1S
Chicago, IL 60608

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/05/2018 11:26 AM PG: 1 OF 2

MAIL RECORDED DEED TO:

Dennis Ansong
70 W Madison #1400
Chicago, IL 60602

118-23459 Cook 50
(10F2)

WARRANTY DEED
Statutory (Illinois)

- THE GRANTOR(S), Miller Street Partners, LLC, an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Kwaku Kufuor, of the City of Chicago and the State of Illinois, all right, title, and interest in the following described real estate situated in the County of COOK State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED - EXHIBIT A

ADDRESS: 1610 S. Carpenter Street 1S & P 2, Chicago, IL 60608
Property Index Nos.: 17-20-400-055

17-20-400-056

Subject, however, to the general taxes for the year of 2017 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. This is not a Homestead Property.

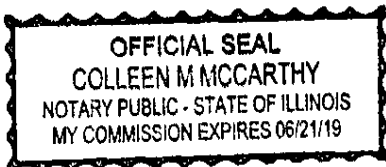
Dated this 7th day of February, 2018

Miller Street Partners, LLC
By Romeo Kapudija, managing member

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Romeo Kapudija, 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, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 7th day of February, 2018



Colleen M. McCarthy
Notary Public
Commission expires: 6-21-19

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 First American Title™	Title Insurance Commitment
	ISSUED BY First American Title Insurance Company
Schedule A (Continued)	COMMITMENT NUMBER tt18-23459

EXHIBIT A**PARCEL 1:**

UNIT 1S IN THE 1610 S CARPENTER STREET CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING:

LOTS 28 AND 29 IN RESUBDIVISION OF LOTS 20 TO 29 INCLUSIVE IN SHIELD'S SUBDIVISION OF LOT 3 IN ASSESSOR'S DIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BYLAWS FOR RESIDENCES AT 1610 S. CARPENTER STREET CONDOMINIUMS RECORDED 09/22/2017 AS DOCUMENT 1726544014 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS



PARCEL 2:

THE EXCLUSIVE USE OF THE PROPOSED P-4 AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT 'D' TO THE DECLARATION RECORDED 09/22/2017 AS DOCUMENT 1726544014 AFORESAID.


17-20-400-055 AND 17-20-400-056 (AFFECTS THE UNDERLYING LAND)

NEW PIN 17-20-400-070-1001

1610 S CARPENTER ST, CHICAGO, IL 60608

REAL ESTATE TRANSFER TAX		05-Apr-2018
	COUNTY:	269.00
	ILLINOIS:	538.00
	TOTAL:	807.00
17-20-400-055-0000 20180401635655 0-044-409-120		

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN THE DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN

REAL ESTATE TRANSFER TAX		05-Apr-2018
	CHICAGO:	4,035.00
	CTA:	1,614.00
	TOTAL:	5,649.00 *
17-20-400-055-0000 20180401635655 1-282-023-712		

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