

1043

**NORTH AMERICAN
TITLE COMPANY**

UNOFFICIAL COPY

18-265941

WARRANTY DEED

Doc#: 1816606032 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/15/2018 10:15 AM Pg: 1 of 3

Dec ID 20180401652904
ST/CO Stamp 0-351-982-880 ST Tax \$401.00 CO Tax \$200.50
City Stamp 1-982-215-456 City Tax: \$4,210.50

THE GRANTOR, ^(A married person) NICOLE BERG,
[MARITAL], of the City of Chicago,
County of Cook and State of Illinois,
for and in consideration of TEN
AND NO/100's DOLLARS (\$10.00)
and other good and valuable
consideration, in hand paid,
CONVEY AND WARRANT to

2911 W Lyndale LLC,
an Illinois Limited Liability Company

FOR RECORDER'S USE ONLY

Of Chicago, IL, the following described Real Estate situated in the County of Cook in the State
of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

P.I.N.: 13-36-109-092-0000

Grantors, for themselves and their successors, further covenant, promise and agree with Grantee,
their heirs and assigns, that they have not done or suffered to be done anything so that the
property is or may be in any manner encumbered or charged except as set forth in this Deed; and
covenant further that they will warrant and defend the property against all persons lawfully
claiming by, through or under them.

Subject to: General real estate taxes not due and payable at the time of Closing; covenants,
conditions, and restrictions of record; building lines and easements, if any, so long as they do not
interfere with the current use and enjoyment of the Real Estate.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws
of the State of Illinois.

DATED this 24th day of April, 2018.

NICOLE BERG

THE SUBJECT REAL ESTATE IS NOT THE HOMESTEAD
OF GRANTOR OR OF GRANTOR'S SPOUSE

3

UNOFFICIAL COPY

STATE OF ILLINOIS }
 COUNTY OF Cook } .ss

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **NICOLE BERG**, 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 she 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 24 day of April, 2018
Claire Solomon Commission expires: 10/01/2018
 Notary Public

Prepared by: Joseph R. Fortunato, Jr. 135 S. La Salle St., #2100, Chicago, IL 60603.



Address of Property: 2913 W. Lyndale St., Chicago, IL 60647


Address of Grantee: 2911-13 W Lyndale, LLC 2630 W Chicago Ave # 1E
Chicago, IL 60622

Mail subsequent tax bills to: Stuart Spiegel
19 S. La Salle St #902 Chicago, IL 60603

After recording please mail to: Stuart Spiegel, Attorney at Law, Spiegel & DeMars, 19 S. La Salle Street, #902, Chicago, IL 60603.



REAL ESTATE TRANSFER TAX		11-May-2018
	COUNTY:	200.50
	ILLINOIS:	401.00
	TOTAL:	601.50
13-36-109-092-0000 20180401652904 0-351-982-880		

REAL ESTATE TRANSFER TAX		11-May-2018
	CHICAGO:	3,007.50
	CTA:	1,203.00
	TOTAL:	4,210.50 *
13-36-109-092-0000 20180401652904 1-982-215-456		

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

UNOFFICIAL COPY

15826-18-265941-IL

Property Address: 2913 West Lyndale Street, Chicago, IL 60647

Parcel ID: 13-36-109-092-0000

Lot 9 in Block 2 in J. Johnston Jr.'s Subdivision of 10 acres in the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office