

UNOFFICIAL COPY

40039319G
WARRANTY DEED
GIT

Doc#: 1821257115 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/31/2018 12:15 PM Pg: 1 of 3

THE GRANTOR,
ICARUS
INVESTMENT
GROUP, LLC, a
Wyoming limited
liability company, for
and in consideration
of TEN AND
NO/100's DOLLARS
(\$10.00) and other
good and valuable
consideration, in hand
paid,

Dec ID 20180701642201
ST/CO Stamp 0-262-743-840 ST Tax \$57.50 CO Tax \$28.75
City Stamp 0-323-041-056 City Tax: \$603.75

FOR RECORDER'S USE ONLY

CONVEY AND WARRANT to MANUIA 2012 LLC, a Nevada limited liability company, of 6409 Alishia Circle, Las Vegas, Nevada, 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.: 21-30-308-026-1001

Grantor, for itself and its successors, further covenants, promises and agrees with Grantee, its heirs and assigns, that it has 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 25th day of July, 2018.

SELLER

ICARUS INVESTMENT GROUP, LLC

By: _____

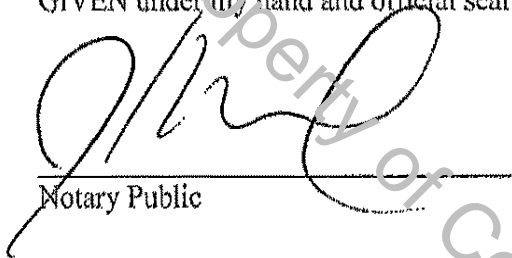

David Pezzola, Manager

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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 **David Pezzola**, Manager of Icarus Investment Group, LLC a Wyoming limited liability company, 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 his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25th day of July, 2018.



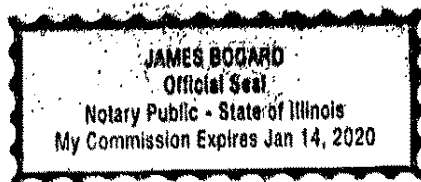
Notary Public



Commission expires: 1/14/2020

Prepared by: Raya D. Bogard, The Bogard Law Firm, LLC, 479 N. Harlem Ave., #617, Oak Park, IL 60301.


Mail subsequent tax bills to: 4 ESTATE CONSULT
6409 ALISHA CIR LAS VEGAS NV 89130

After recording please mail to: P. ENAAE
20 S. CLARK #2301 CHICAGO 60607



REAL ESTATE TRANSFER TAX		31-Jul-2018
	COUNTY:	28.75
	ILLINOIS:	57.50
	TOTAL:	86.25

21-30-308-026-1001 | 20180701642201 | 0-262-743-840

REAL ESTATE TRANSFER TAX		31-Jul-2018
	CHICAGO:	431.25
	CTA:	172.50
	TOTAL:	603.75 *

21-30-308-026-1001 | 20180701642201 | 0-323-041-056
* Total does not include any applicable penalty or interest due.

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EXHIBIT A

Legal Description

UNIT 1N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7628-30 S. ESSEX CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0321032013, AS AMENDED, IN THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 21-30-308-026-1001

Address: 7628 South Essex Avenue, Unit 1N, Chicago, IL 60649

Property of Cook County Clerk's Office