

UNOFFICIAL COPY



Chicago Title Insurance Company
Warranty DEED
ILLINOIS STATUTORY

18CSA 611002LP
10032440 inl



1821816012D

Doc# 1821816012 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/06/2018 10:38 AM PG: 1 OF 3

THE GRANTOR, Walden Property Holdings II, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants to 105 Walden Street, LLC, an Illinois limited liability company, 2948 West Diversey Avenue, Chicago, IL 60647, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit: ~~Chicago Title Land Trust Company under Trust~~

SEE ATTACHED EXHIBIT A

Agreement dated 7/24/18 known as Trust Number 8002378619.

SUBJECT TO:

General Real Estate taxes not yet due and payable at the time of closing, Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Existing leases and tenancies, ~~Special taxes or assessment for improvements not yet completed~~

Permanent Real Estate Index Number: 25-18-206-028-0000; 25-18-206-029-0000; 25-18-206-060-0000; 25-18-206-061-0000

Address of Real Estate: 10500 South Walden Parkway, Chicago, IL 60643

Dated this 3rd day of August, 2018

Walden Property Holdings, LLC

By: Karlo M. Karacic

Its: Manager

REAL ESTATE TRANSFER TAX		03-Aug-2018
	CHICAGO:	26,250.00
	CTA:	10,500.00
	TOTAL:	36,750.00

25-18-206-028-0000 | 20180701640771 | 0-094-244-640

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

REAL ESTATE TRANSFER TAX		03-Aug-2018
	COUNTY:	1,750.00
	ILLINOIS:	3,500.00
	TOTAL:	5,250.00

25-18-206-028-0000 | 20180701640771 | 1-167-986-464

SPS
3
SCW
INT

ATTY

STATE OF ILLINOIS

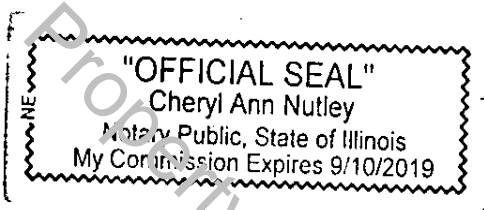
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SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Karlo M. Karacic, 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 acts, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of Aug, 2018



[Handwritten Signature]

(Notary Public)

Prepared By: Law Office of Karlo M. Karacic
161 North Clark Street
Suite 2500
Chicago, IL 60601

Mail To: Joseph Palmisano
Palmisano & Moltz
19 South LaSalle Street
Chicago, IL 60603

Name & Address of Taxpayer:

105 Walden Street, LLC
2948 West Diversey Avenue
Chicago, IL 60647

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 18CSA611002LP

For APN/Parcel ID(s): 25-18-206-028-0000, 25-18-206-029-0000, 25-18-206-060-0000 and
25-18-206-061-0000

PARCEL 1: LOTS 1 AND 2 IN RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 3 IN WILLIAM BAKER'S SUBDIVISION OF LOTS 21, 22, 23, 24 AND 25 IN BLOCK 1 IN LOTS 10, 11 AND 12 IN BLOCK 2 AND BLOCK 3 IN WASHINGTON PARK BEING CHARLES HOPKINSON'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF WASHINGTON HEIGHTS BRANCH RAILROAD (WITH THE EXCEPTION OF THE NORTHEAST CORNER THEREOF) ALSO THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 3 AND 4 IN BLOCK 3 IN BAKER'S SUBDIVISION OF LOTS 21, 22, 23, 24 AND 25 IN BLOCK 1 IN LOTS 10, 11 AND 12 IN BLOCK 2 AND BLOCK 3 IN WASHINGTON PARK BEING CHARLES HOPKINSON'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF WASHINGTON HEIGHTS BRANCH RAILROAD (WITH THE EXCEPTION OF THE NORTHEAST CORNER THEREOF) ALSO THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office