

# UNOFFICIAL COPY

Aug 22 11 17 AM

## WARRANTY DEED

Doc#: 1826255028 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/19/2018 10:02 AM Pg: 1 of 2

*This instrument was prepared by:*  
Alexander Demchenko, Esq.  
Demchenko Law, P.C.  
120 N. LaSalle St., Suite 2750  
Chicago, IL 60602

Dec ID 20180901684738  
ST/CO Stamp 1-528-301-728 ST Tax \$207.00 CO Tax \$103.50  
City Stamp 1-152-305-312 City Tax: \$2,173.50

THE GRANTOR, **1152102KEDZIE LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Manager pursuant to the operating agreement of said limited liability company, CONVEYS and WARRANTS to THE GRANTEE, **KERWIN RODRIGUEZ** and **MEREDITH RODRIGUEZ**, husband and wife, of the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 1152-102 IN THE DIVISION & KEDZIE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN THE SUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 5 AND SUBDIVISION OF LOT 1 IN BLOCK 4 IN HUMBOLDT PARK ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0711710058, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property Index Number: 16-02-411-027-1002

Address of Real Estate: 1152 N. Kedzie Ave., Unit 102, Chicago, Illinois 60651

SUBJECT TO: general real estate taxes not yet due and payable at the time of Closing; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

TO HAVE AND TO HOLD said premises forever.

**AFTER RECORDING, MAIL TO:**

Law Office of Kevin A. Steinhilber, P.C.  
30 S. Wacker Dr. #1635  
Chicago, IL 60606

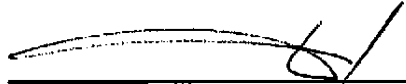
**SEND SUBSEQUENT TAX BILLS TO:**


Kerwin A. Rodriguez  
1152 N. Kedzie Ave. unit 102  
Chicago, IL 60651

# UNOFFICIAL COPY

Dated this 13<sup>th</sup> day of September, 2018.

1152102KEDZIE LLC


By:   
\_\_\_\_\_  
Authorized Agent

REAL ESTATE TRANSFER TAX		18-Sep-2018
	CHICAGO:	1,552.50
	CTA:	621.00
	<b>TOTAL:</b>	<b>2,173.50 *</b>
16-02-411-027-1002   20180901684738   1-152-305-312		
* Total does not include any applicable penalty or interest due.		



STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alexander Demchenko, being the authorized agent of 1152102Kedzie LLC, an Illinois limited liability company ("Company"), and 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 as such authorized agent, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the operating agreement of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and seal, this 13<sup>th</sup> day of September, 2018.

  
\_\_\_\_\_  
Notary Public



REAL ESTATE TRANSFER TAX		18-Sep-2018
	COUNTY:	103.50
	ILLINOIS:	207.00
	<b>TOTAL:</b>	<b>310.50</b>
16-02-411-027-1002   20180901684738   1-528-301-728		

PROPOSED COOK COUNTY Clerk's Office