

UNOFFICIAL COPY

Doc#: 1835447052 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/20/2018 01:07 PM Pg: 1 of 3

Dec ID 20181201662082
ST/CO Stamp 1-720-548-000 ST Tax \$176.00 CO Tax \$88.00
City Stamp 1-977-689-760 City Tax: \$1,848.00

WARRANTY DEED
ILLINOIS STATUTORY
(LLC to Individual)

THE GRANTOR(S), **ELM PROPERTY SOLUTIONS, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Nevada and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Managing Members of said limited liability company, **CONVEY(S) and WARRANT(S) TO SARINA COMBS AND CHARLES COMBS**, Chicago, IL (married to each other), as tenants by the entirety, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 11-32-114-031-1021

Address(es) of Real Estate: 1221 West Lunt Avenue, Unit 3A, Chicago, Illinois 60625

8th day of December, 2018

FIDELITY NATIONAL TITLE CH18031331
1/2 -

ELM PROPERTY SOLUTIONS, LLC
A Nevada limited liability company

By: **MARY GEGENHUBER**
Its: Managing Member

By: **BRIAN JOHNSON**
Its: Managing Member

Mary Gegenhuber, Manager
MARY GEGENHUBER

Brian Johnson, Manager
BRIAN JOHNSON

REAL ESTATE TRANSFER TAX		19-Dec-2018
CHICAGO:		1,320.00
CTA:		528.00
TOTAL:		1,848.00 *

REAL ESTATE TRANSFER TAX		19-Dec-2018
COUNTY:		88.00
ILLINOIS:		176.00
TOTAL:		264.00

11-32-114-031-1021 | 20181201662082 | 1-977-689-760

11-32-114-031-1021 | 20181201662082 | 1-720-548-000

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

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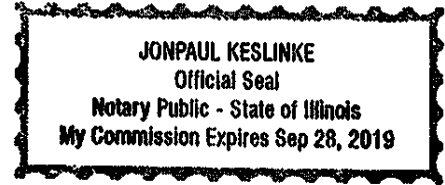
STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARY GEGENHUBER, 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 severally acknowledged that as such, signed and delivered the said instrument, pursuant to authority given by the Managing Members of said limited liability company, as her free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of December, 20 18.

Jon Paul Keslinke

(Notary Public)



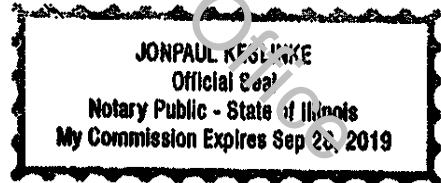
STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BRIAN JOHNSON, 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 severally acknowledged that as such, signed and delivered the said instrument, pursuant to authority given by the Managing Members of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of December, 20 18.

Jon Paul Keslinke

(Notary Public)



Prepared by:

Cynthia Zenko, Attorney at Law, 1016 West Jackson Boulevard, #48, Chicago, IL 60607

Mail To:

Michael Wasserman
105 West Madison Street, Suite 401
Chicago, IL 60602

Name and Address of Taxpayer:

Sarina Combs and Charles Combs
1221 West Lunt Avenue, Unit 3A
Chicago, IL 60626

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EXHIBIT A

Order No.: CH18031331

For APN/Parcel ID(s): 11-32-114-031-1021-0000

For Tax Map ID(s): 11-32-114-031-1021-0000

UNIT NUMBER 1221-3A IN THE LUNT COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 14 AND 15 IN W. D. PRESTON'S SUBDIVISION OF BLOCKS 4, 9 AND 8 WITH LOT 1 IN BLOCK 7 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 WITH THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 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 25246455, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office