



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

UNOFFICIAL COPY



19009330910

Doc# 1900933091 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2019 03:02 PM PG: 1 OF 3

Chicago Title

1055033003LP Yi ✓

THE GRANTOR, White Oak Properties Group, LLC, an Illinois 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, **CONVEYS** and **WARRANTS** to **GRANTEE**, JRD, LLC, an Illinois limited liability company, having its principal place of business in Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached "Exhibit A".

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; existing leases and tenancies; all special governmental taxes or assessments confirmed and unconfirmed; condominium association declaration, bylaws and any and all past due condominium assessments; any and all past due water taxes and bills; pending court action, specifically 18M1403106; and general real estate taxes not yet due and payable.

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

Permanent Real Estate Index Number: 16-13-301-057-1002; 16-13-320-035-1002

Address of Real Estate: 3048 W. Flournoy St., Unit 2, Chicago, IL 60612 &
3140 W. Fillmore St., Unit 2, Chicago, IL 60612

THIS IS NOT HOMESTEAD PROPERTY.

REAL ESTATE TRANSFER TAX		06-Dec-2018
	CHICAGO:	1,095.00
	CTA:	438.00
	TOTAL:	1,533.00

16-13-301-057-1002 | 20181201652887 | 1-256-188-576

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

REAL ESTATE TRANSFER TAX		06-Dec-2018
	COUNTY:	73.00
	ILLINOIS:	146.00
	TOTAL:	219.00

16-13-301-057-1002 | 20181201652887 | 1-885-137-568

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Dated this 29th day of November, 2018.

White Oak Properties, LLC, an Illinois limited liability company

By: DMI Real Estate Group, LLC, a California limited liability company, its Manager

By: [Signature]
Name: BJ Kim
Its: Member

STATE OF Illinois, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BJ Kim, Member of DMI Real Estate Group, LLC, a California limited liability company, Manager of White Oak Properties Group, LLC, an Illinois 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29th day of November, 2018



[Signature] (Notary Public)

Prepared By: Thompson & Thompson
19 S. LaSalle St., Suite 302
Chicago, IL 60603

Mail To:
Rosalind Pando, Esq.
2852 N. Campbell Avenue
Chicago, IL 60618

Name & Address of Taxpayer:
JRD, LLC
3115 W. Augusta Blvd.
Chicago, IL 60622

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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LEGAL DESCRIPTION

Order No.: 18SS0338003LP

For APN/Parcel ID(s): 16-13-301-057-1002

PARCEL 1:

UNIT 2, IN THE 3048 W FLOURNOY CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 29 IN BLOCK 2 IN FRAZER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0723515050; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

For APN/Parcel ID(s): 16-13-320-035-1002

PARCEL 2A:

UNIT NO 2 IN THE 3140 WEST FILLMORE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 34 IN OTIS SUBDIVISION OF BLOCK 6 IN PIPER'S SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0526219100 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2B:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0526219100.