

# UNOFFICIAL COPY

Doc#: 1903657082 Fee: \$50.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/05/2019 10:58 AM Pg: 1 of 2

**WARRANTY DEED  
GENERAL**

Dec ID 20190201692080  
ST/CO Stamp 0-762-186-144 ST Tax \$190.00 CO Tax \$95.00  
City Stamp 1-944-277-408 City Tax: \$1,995.00

Above space for Recorder's use only

THE GRANTOR, 1550 BI LLC, a Wyoming Company, for and in consideration of TEN and NO/100 (\$10.00) DOLLARS, in hand paid, convey(s) and warrant(s) to Rosemarie Cruz and Orlando Cruz, the following described real estate situated in the County of Cook in the State of Illinois, to wit: See Exhibit A *husband and wife*

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; and GRANTEE(S) or mortgage(s) or trust deed(s), if applicable. This is not homestead property subject to Grantor's spouse.

Permanent Real Estate Index Number: 17-20-128-028-1227; 17-20-128-028-1275  
Address of Real Estate: 1550 South Blue Island Avenue, Unit 1208, Chicago, IL 60608  
Dated: September 10, 2018

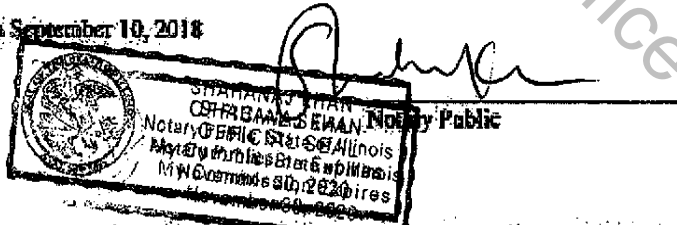
*Stephanie Dardarian*  
1550 BI LLC, a Wyoming Company.  
By: Stephanie Dardarian, its sole Member/Manager.

*\*NOT AS tenants in common,  
NOT AS joint tenants, but  
AS tenants by the entirety*

STATE OF IL, COUNTY OF COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Stephanie Dardarian, personally known to me to be the 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 September 10, 2018

Commission Expires:



4-18-1952

Prepared By:  
Imran Khan, Esq.  
ARK Attorneys-at-Law  
17W220 22<sup>nd</sup> Street  
Oakbrook Terrace, IL 60181

After Recording, Grantor to Send Subsequent Tax Bills to:

Rosemarie Cruz and Orlando Cruz  
1550 South Blue Island Ave, Unit 1208  
Chicago IL 60608

REAL ESTATE TRANSFER TAX 04-Feb-2019



COUNTY: 95.00  
ILLINOIS: 190.00  
TOTAL: 285.00

Page 1 of 1

REAL ESTATE TRANSFER TAX 04-Feb-2019



CHICAGO: 1,425.00  
CTA: 570.00  
TOTAL: 1,995.00 \*

17-20-128-028-1227 | 20190201692080 | 0-762-186-144

17-20-128-028-1227 | 20190201692080 | 1-944-277-408

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

# UNOFFICIAL COPY

**Exhibit "A"**  
**Property Description**

UNIT 1208 AND PARKING UNIT P-46 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN UNIVERSITY STATION CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0635215068, AS AMENDED, IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office