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10F2 16-143502



1907316069D

Doc# 1907316069 Fee \$42.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/14/2019 04:40 PM PG: 1 OF 3

WARRANTY DEED

The GRANTOR, LCPO, LLC, an Illinois limited liability company, having an address at 332 S. Michigan Avenue, #10-B969, Chicago, IL 60604, for and in consideration of Ten and 00/100 (\$10.00) Dollars, in hand paid, hereby CONVEYS and WARRANTS to LEO ARIAS, a single man, of 3122 N. Mason Ave, Unit #1, City of Chicago, County of Cook, State of Illinois, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION.

Parcel Index No.: 16-04-223-037-0000

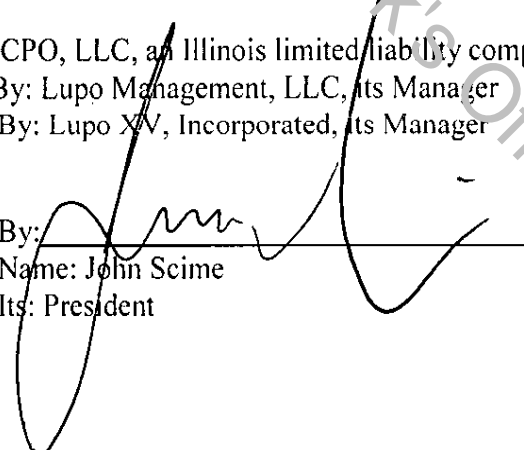
Property Address: 5008 West Division Street, Chicago, Illinois 60651


Subject to: 1) General real estate taxes and assessments for tax year 2018 and subsequent years; 2) Building lines, regulations and restrictions of record; 3) Private, public and utility easements of record; and 4) Covenants and Restrictions of record affecting use and occupancy of the property.

to have and to hold in fee simple forever.

IN WITNESS WHEREOF, Grantor has executed this deed the 7th day of March, 2019.

LCPO, LLC, an Illinois limited liability company
By: Lupo Management, LLC, its Manager
By: Lupo XV, Incorporated, its Manager

By: 
Name: John Scime
Its: President

REAL ESTATE TRANSFER TAX	14-Mar-2019
	
CHICAGO:	2,625.00
CTA:	1,050.00
TOTAL:	3,675.00 *

16-04-223-037-0000 | 20190301621789 | 1-922-084-256

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

SPS
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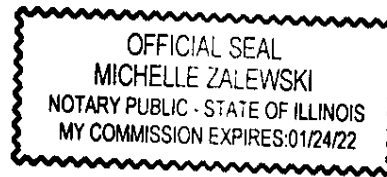
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STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, the undersigned a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named John Scime, personally known to me to be the same person whose name is subscribed to the foregoing instrument as president and managers, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation and limited liability companies for the uses and purposes therein set forth.

Subscribed and sworn before me this 7 day of March, 2019.

Michelle Zalewski
Notary Public



THIS INSTRUMENT WAS PREPARED BY

Jeffrey W. Finke, Esq.
55 West Wacker Drive, Suite 1400
Chicago, Illinois 60601-1799

PROPERTY ADDRESS

5008 West Division Street
Chicago, IL 60651

AFTER RECORDING
MAIL THIS INSTRUMENT TO

Donald Hyun Kiobassa
70 W. Madison Street., Suite 100
Chicago, IL 60602

PERMANENT INDEX NUMBER

16-04-223-037-0000

MAIL TAX BILL TO

Leo Arias
3122 N. Mason Ave, Unit #1
Chicago, IL 60634

REAL ESTATE TRANSFER TAX		14-Mar-2019
	COUNTY:	175.00
	ILLINOIS:	350.00
TOTAL:		525.00
16-04-223-037-0000 20190301621789 1-500-635-100		

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EXHIBIT A:

LEGAL DESCRIPTION:

LOT 40 (EXCEPT THE WEST 20 FEET) AND ALL OF LOT 41 IN BLOCK 6 IN ST. PAUL PARK ADDITION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.:
16-04-223-037-0000

C.K.A.: 5008 W. Division St., Chicago, IL 60651

Property of Cook County Clerk's Office