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19-00314-AM



WARRANTY DEED
Statutory (Illinois)
(L.L.C. to Individual)

Doc# 1907455173 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/15/2019 02:46 PM PG: 1 OF 3

MAIL TO:



NAME AND ADDRESS OF TAXPAYER::

Felicia McBride
4622 S. Vincennes Avenue #3b
Chicago, IL 60653

PREMIER TITLE

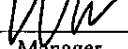
THE GRANTOR(S), CNADY, LLC, an Arizona Limited Liability Company created and existing under and by virtue of the laws of the State of Arizona and duly authorized to transact business in the State of Illinois, whose principal office address is P.O. Box 512, Zephyr Cove, NV 89442, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Operating Agreement of said company, conveys(s) and warrant(s) to the grantee(s), Felicia McBride, a single woman, of 4622 S. Vincennes Ave., #3b, Chicago, IL 60653 all interest in the following described real estate situated in Cook County and in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.(s): 20-03-421-032-1006
Property Address: 4622 S. Vincennes Avenue #3b, Chicago, IL 60653

In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to the presents by its Manager, this X 12th day of March, 2019


Name of Company: CNADY, LLC, a Limited Liability Company

By: X 
Michael Wick - Manager

STATE OF X CALIFORNIA COUNTY OF X Los Angeles SS.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that Michael Wick personally known to me to be the Manager of CNADY, LLC, and personally known to me to be the same person whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, he/she/their signed and delivered the said instrument and caused the company seal of said company, as her/his/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes set forth.

Given under my hand and official seal, this X 12 day of March, 2019

X  Notary Public

My commission expires X July 30, 2019

Prepared by:
Anselmo Lindberg & Associates LLC
1771 W. Diehl Ste 120
Naperville, IL 60563

Mail to:
PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
830-671-2111

See attached CA Acknowledgment

REAL ESTATE TRANSFER TAX	12-Mar-2019
CHICAGO:	918.75
CTA:	367.50
TOTAL:	1,286.25 *

20-03-421-032-1006 | 20190201696592 | 1-300-696-480

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

REAL ESTATE TRANSFER TAX	12-Mar-2019
COUNTY:	61.25
ILLINOIS:	122.50
TOTAL:	183.75

20-03-421-032-1006 | 20190201696592 | 0-072-979-872

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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On March 12, 2019 before me, Portia Frost "Notary Public"
(Here insert name and title of the officer)

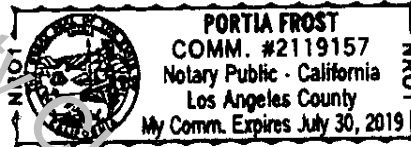
personally appeared Michael Wick
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~(s)~~ are subscribed to the within instrument and acknowledged to me that ~~(he)~~/she/they executed the same in ~~(his)~~/her/their authorized capacity(ies), and that by ~~(his)~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Portia Frost
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

4627 S. Vincennes Ave
(Title or description of attached document continued)

Number of Pages 2 Document Date 3/12/19

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 20-03-421-032-1006

Land situated in the Township of Chicago in the County of Cook in the State of IL

UNIT 4622 S. VINCENNES B3 IN THE VINCENNES COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 (EXCEPT THE SOUTH 75 FEET AND THE NORTH 12-1/2 FEET THEREOF) IN BLOCK 1 IN SNOW AND DICKINSON'S SUBDIVISION OF LOTS 1, 2, 3, AND 4 OF WITTCOMB AND WARNER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT NO. 0521727076, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 4622 S Vincennes Ave, # 3b, Chicago, IL 60653-4204

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES