

# UNOFFICIAL COPY

1081  
19 GNWD86037PK

Doc# 1910801106 Fee: \$50.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/18/2019 12:10 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED

LLC TO ~~LLC~~ INDIVIDUAL

Dec ID 20190401645567  
ST/CO Stamp 1-318-202-272 ST Tax \$495.00 CO Tax \$247.50  
City Stamp 0-141-044-640 City Tax: \$5,197.50

Prepared By  
Attorney Thomas J. Moran  
5300 West Devon Ave.  
Chicago, IL 60646

The GRANTOR, WINCARART, LLC, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois with an address of 2819 Whitehall Lane, Naperville, IL, 60564 for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to

~~SHAHIDI, LLC~~ ZOHREH GHAFAM SHAHIDI  
~~A Wisconsin Limited Liability Company created~~  
~~and existing under and by virtue of the laws of the State of Wisconsin~~  
with an address of 6033 North Sheridan Road, # 34B, Chicago, IL 60660

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Lot 17 in Block 15 in W.F. Kaiser and Company's Arcadia Terrace, being a Subdivision of the North 1/2 of the Southeast 1/4 (except the West 33 feet thereof) and the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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

P.I.N. # 13-01-414-036-0000.  
Property Address: 5806 N. Artesian Ave., Chicago, IL 60659-5033

hereby releasing and waiving all rights by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises forever.

# UNOFFICIAL COPY

Dated this 12 day of April, 2019.

WINCARART, LLC

Chris Tsionis  
By: Chris Tsionis  
Its Manager

State of Illinois, County of COOK, ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that CHRIS TSIONES, 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 said deed as his free and voluntary act and as the Manager of WINCARART, LLC, for the uses and purposes therein set forth and with full authority from the LLC.

Given under my hand and notarial seal this 12 day of April, 2019.

Jackie Parkinson  
NOTARY PUBLIC



Mail Tax Bills to:  
Shahidi, LLC  
6033 N. Sheridan Road, # 34B  
Chicago, IL 60660

Mail Recorded Deed to:  
ERWIN LAW LLC  
4043 N. RAVENSWOOD AVE.  
SUITE 208  
CHICAGO, IL 60613

REAL ESTATE TRANSFER TAX		17-Apr-2019
	CHICAGO:	3,712.50
	CTA:	1,485.00
	TOTAL:	5,197.50 *

13-01-414-036-0000 | 20190401645567 | 0-141-044-640  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		17-Apr-2019
	COUNTY:	247.50
	ILLINOIS:	495.00
	TOTAL:	742.50

13-01-414-036-0000 | 20190401645567 | 1-318-202-272