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19136410090

WARRANTY DEED
Statutory (ILLINOIS)

Doc# 1913641009 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/16/2019 10:15 AM PG: 1 OF 3

ABOVE SPACE FOR RECORDER'S USE

THE GRANTOR(S), Thomas E. Fox, a married man, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE, **Eitan Lagoon LLC**, an Illinois limited liability company, whose address is 6303 Blue Lagoon Drive, Suite 400, Miami, Florida 33126, the following described Real Estate situated in the County of Cook in the State of Illinois ("Premises"), to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS **EXHIBIT "A"**

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the Grantor(s) will WARRANT and DEFEND the said Premises, against all persons lawfully claiming, or to claim the same, subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; existing leases and tenancies, if any; and general real estate taxes for 2018 and subsequent years.

THIS IS NOT HOMESTEAD PROPERTY

PIN: 14-08-403-029-1001

Address of Real Estate: 918 W. Winona Street, Unit 100, Chicago, IL 60640

This instrument was prepared by:
Mark C. Gorham, Esq.
Richman, Goldberg & Gorham, LLC
55 E. Monroe Street
Suite 3900
Chicago, Illinois 60603

Chicago Title (L) 19040001 LFE JD 1 of 1

JA

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Record and Mail to:
Jeffrey K. Gutman
Attorney at Law
Gutman & Associates LLC
4018 N. Lincoln Ave.
Chicago, Illinois 60618

Send Subsequent Tax Bills to:
Eitan Lagoon LLC
6303 Blue Lagoon Dr., Suite 400
Miami, Florida 33126


IN WITNESS WHEREOF, said Grantor(s), have caused their names to be signed to this Warranty Deed to be effective this _____ day of _____, 2019.


Thomas E. Fox

State of Illinois)
County of COOK) SS

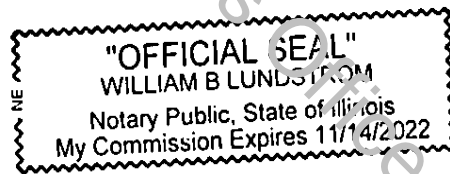
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Thomas E. Fox, personally known to me to be the same person(s) whose name(s) are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.


Given under my hand and official seal this 13th day of April, 2019.



Notary Public



My commission expires: 11-14-22



REAL ESTATE TRANSFER TAX		08-May-2019
	CHICAGO:	1,245.00
	CTA:	498.00
	TOTAL:	1,743.00

14-08-403-029-1001 | 20190401660461 | 1-376-053-152

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

REAL ESTATE TRANSFER TAX		08-May-2019
	COUNTY:	83.00
	ILLINOIS:	166.00
	TOTAL:	249.00

14-08-403-029-1001 | 20190401660461 | 1-077-024-672

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Exhibit A

LEGAL DESCRIPTION

UNIT NUMBER 100 IN 918 W. WINONA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 11 IN WHITE, GALT AND PROUD FOOT'S SUBDIVISION OF BLOCK 4 IN ARGYLE, A SUBDIVISION OF LOTS 1 AND 2 IN FUSSEY AND FENNIMORE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS 1 AND 2 OF COLEHOUR AND CONARROE'S SUBDIVISION OF LOT 3 OF FUSSEY AND FENNIMORE'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25888962; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office