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WARRANTY DEED

Doc#: 1915449069 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/03/2019 10:20 AM Pg: 1 of 2

Dec ID 20190501671893
ST/CO Stamp 0-618-700-704 ST Tax \$127.00 CO Tax \$63.50
City Stamp 2-016-550-816 City Tax: \$1,333.50

This instrument, made this 21st day of May 2019, between **John O'Brien**, a married man (non-homesteaded property), of the City of Chicago, County of Cook, State of Illinois, party of the first part, and **7226 Rogers Ave, LLC**, a limited liability company, organized and existing under and by virtue of the law of the State of Illinois, having its principal office at 520 N. Halsted Street, Apt. 405, Chicago, Illinois 60642, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT** unto the party of the second part, and to its successors and assigns, **FOREVER**, all the following described real estate, situated and described as follows, to wit

Legal Description

Unit 1 in Rogers Residences Condominium, as delineated on a survey of the following described real estate: Lot 10 in Block 12 in Congdon's Ridge Addition to Rogers Park in the Southwest Fractional Quarter of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; Which Survey is attached as Exhibit "C" to the Amended and Restated Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws recorded May 4, 2015 as document number 1512419163, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

COMMONLY KNOWN AS: 7226 N. Rogers Avenue, Unit 1, Chicago, IL 60645

Permanent Index Number(s): 11-30-323-106-1002 (Unit 1)

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2018 (2nd Installment) and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

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IN WITNESS WHEREOF, said party of the first part has signed and sealed this Warranty Deed to these presents the day and year first above written.

By: John O'Brien
Name: John O'Brien

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **John O'Brien**, 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of May 2019.

Commission expires 12-6-21

NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY :

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SEND SUBSEQUENT TAX BILLS TO:

7226 Rogers Ave, LLC
520 N. Halsted Street
Apt. 405
Chicago, IL 60642

MAIL RECORDED DEED TO:

Jack L. Parrino
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603