

UNOFFICIAL COPY

Doc#: 1916133107 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 06/10/2019 11:14 AM Pg: 1 of 2

Dec ID 20190601695056

ST/CO Stamp 0-091-979-680 ST Tax \$400.00 CO Tax \$200.00

City Stamp 2-038-136-736 City Tax: \$4,200.00

Record at:

Edward M. Moody

Cook County Recorder of Deeds

Recording Division

118 N. Clark Street, Room 120

Chicago, Illinois 60602

Phone: (312) 603-5050

WARRANTY DEED

Space Above for Recorder's Use

Mail to:

DANA NEBER
8 S. Michigan #1504
Chicago IL 60603

Name & Address of Taxpayer:

KASPER DEVELOPMENT LLC 2821
445 W. 41st Street
Chicago IL 60609

THE GRANTOR(s), United Developments and Investments LLC, an Illinois limited liability company,

of the City or Village of Chicago, County of Cook, State of Illinois

for and in consideration of TEN and NO/10 Dollars, and other good and valuable consideration,

CONVEYS and WARRANTS to THE GRANTEE, Kasper Development LLC 2821, an Illinois series

limited liability company, of 445 W. 41st Street, City of Chicago, County of Cook, State of Illinois,

in the form of ownership Individual (statutory)

all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOTS 27 AND 28 IN THE SUBDIVISION BY THE EXECUTOR OF THE ESTATE OF PETER QUINN, DECEASED, OF LOTS 6 (EXCEPT THE EAST 1 ACRE) AND ALL OF LOT 7 IN BLOCK 24 IN THE CANAL TRUSTEE'S SUBDIVISION OF BLOCKS IN THE SOUTH FRACTIONAL 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 2821-23 S. Throop St., Chicago, Illinois 60608
PIN: 17-29-413-014-0000; 17-29-413-015-0000

Subject only to general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; and

Grantor hereby affirmatively avers that the Real Estate is not homestead property as to Grantor or Grantor's spouse pursuant to the Homestead Exemption Laws of the State of Illinois.

Chicago Title 196520210052P (CNC) 1062

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Dated this 5th day of June, 2019.

Signature(s) of Grantor(s):

United Developments and Investments LLC, by

[Signature]
(Signature)

Tat Chau Kong, Managing Member
(Printed Name & Title)

STATE OF Illinois

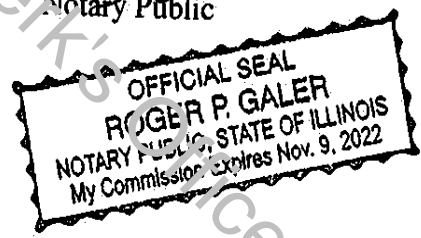
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in said State, DO HEREBY CERTIFY THAT Tat Chau Kong, managing member (name/s of person/s) personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarized seal, this 5th day of June, 2019

My commission expires 11/9/2022

[Signature]
Notary Public



Name & Address of Preparer:

Roger Galer, The Galer Firm, P.C.
225 W. Washington St., Suite 2200
Chicago, IL 60606

| REAL ESTATE TRANSFER TAX | | 06-Jun-2019 |
|---|-----------|-------------|
| | COUNTY: | 200.00 |
| | ILLINOIS: | 400.00 |
| | TOTAL: | 600.00 |
| 17-29-413-014-0000 20190601695056 0-091-979-680 | | |

| REAL ESTATE TRANSFER TAX | | 06-Jun-2019 |
|--|----------|-------------|
| | CHICAGO: | 3,000.00 |
| | CTA: | 1,200.00 |
| | TOTAL: | 4,200.00* |
| 17-29-413-014-0000 20190601695056 2-038-136-736 | | |
| * Total does not include any applicable penalty or interest due. | | |