UNOFFICIAL COPY

WARRANTY DEED

MAIL RECORDED DEED TO:

JERADO S. DORN Attorney At LAW 309 W. WAShington St 4900 chicago se 60606

MAIL TAX DILL TO:
Kingston Avenue LLC
9:30 blin il ge Ive
Valley Strain, NY LLS 81



Doc# 1916345023 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/12/2019 11:26 AM PG: 1 OF 3

1969W720140SKCND

GRANTOR, Kingston Partners, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEY and WARRANT to Kingston Avenue LLC, an Illinois limited liability company, to have and to hold the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number:

21-30-321-907-0000

Address of Real Estate:

7725 S. Kingston Ave., Chicago, IL 60649

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

REAL ESTATE TRANSFER TAX		11-Jun-2019
(5A)	CHICAGO:	4,950.00
	CTA:	1,980.00
	TOTAL:	6,930.00 *
21-30-321-007-0000	20190401659754	1-888-092-064

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

REAL ESTATE	TDANSEER TA	x /	11-Jun-2019
REAL ESTATE	Transi Lici	COUNTY:	330.00
	(SBZ)	(LLINOIS:	660.00
		TOTAL:	990.00
21-30-321	-007-0000	20190401659754 0	-816-078-944

Chicago Title

S + 3 - 1 - X - X

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 4/12 day of June, 2019.

Kingston Partners, LLC

STATE OF JUNOIS)
SS
COUNTY OF PAKE

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, Michael Pelech, being a Managing Manager of Kingston Partners, LLC, personally known to me to be a Member/Manager of the company, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Member/Manager, he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this

2010

Commission expires

Notary Public

day of

PREPARED BY:

Dadkhah Law Group, LLC 7126 N. Lincoln Ave. Lincolnwood, IL 60712

"OFFICIAL SEAL"
BRUCE L. ALLISON
NOTARY PUBLIC, STATE OF ILLIN'UIS
My Commission Expires 11/23/2015

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LEGAL DESCRIPTION

Order No.: 19GNW720140SK

For APN/Parcel ID(s): 21-30-321-007-0000

LOTS 28 AND 29 IN BLOCK 9 IN SOUTH SHORE PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT STREETS) OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY

CORDER OF DEF COOK COUNTY
RECORDER OF DEEDS