

UNOFFICIAL COPY

WARRANTY DEED

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko Law, P.C.
120 N. LaSalle St., Suite 2750
Chicago, IL 60602

Doc#: 1918922108 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/08/2019 12:22 PM Pg: 1 of 2

Dec ID 20190701619661
ST/CO Stamp 1-050-941-536 ST Tax \$415.00 CO Tax \$207.50
City Stamp 2-124-683-360 City Tax: \$4,357.50

THE GRANTOR, **BILL ADRIANOS**, a single man, of the County of Cook, State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE, **SHANITA MARTHA** and **MARQUIN M. MARTHA**, of the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 2552 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WEST POINTE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0030115828, IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2552, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property Index Number: 16-12-423-067-1001

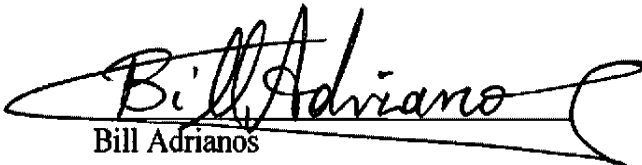
Address of Real Estate: 2552 W. Warren Blvd., Chicago, IL 60612

SUBJECT TO: general real estate taxes not yet due and payable at the time of Closing; building lines and use or occupancy restrictions; covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

TO HAVE AND TO HOLD said premises forever.

Dated this 28th day of June, 2019.

GRANTOR:


Bill Adrianos

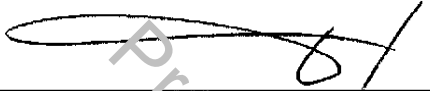
119-1515 V.V.

UNOFFICIAL COPY

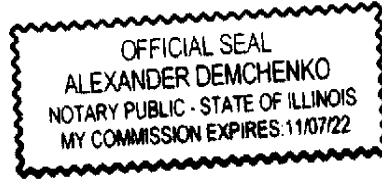
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)


I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Bill Adrianos, 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 28th day of June, 2019.





Notary Public



REAL ESTATE TRANSFER TAX		02-Jul-2019
	CHICAGO:	3,112.50
	CTA:	1,245.00
	TOTAL:	4,357.50 *

16-12-423-067-1001 | 20190701619861 | 2-124-683-360

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		02-Jul-2019
	COUNTY:	207.50
	ILLINOIS:	415.00
	TOTAL:	622.50

16-12-423-067-1001 | 20190701619861 | 1-050-941-536

AFTER RECORDING, MAIL TO:

Ashen Faulkner
217 N. Jefferson #601
Chicago IL 60661

SEND SUBSEQUENT TAX BILLS TO:

Shanita Martha and Marquin
2552 W. Warren Blvd
Chicago IL 60612
Martha