

# UNOFFICIAL COPY

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PN8-48544 ~~1117~~



Doc# 1920622072 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/25/2019 03:11 PM PG: 1 OF 4

## WARRANTY DEED

THE GRANTOR, JGPGOG, LLC, an Illinois limited liability company, of the County of Cook and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid CONVEYS and WARRANTS to GRANTEE 1318 N. WESTERN LLC, an Illinois limited liability company, whose address is 1923 W. Diversey Parkway, Chicago, IL 60614, the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

LOTS 15, 16 AND 17 (EXCEPT PART TAKEN FOR WIDENING WESTERN AVENUE) IN BLOCK 1 IN WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 16-01-221-037-0000, 16-01-221-038-0000 and 16-01-221-039-0000

Property Address: 1318-1322 N. Western Avenue, Chicago, IL 60622.

Subject to: covenants, conditions and restrictions of record; public and utility easements, visible private and public roads and easements therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing.

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In Witness Whereof, the undersigned aforesaid have hereunto set its hand this 23 day of July, 2019.

JGPGOG, LLC, an Illinois limited liability company

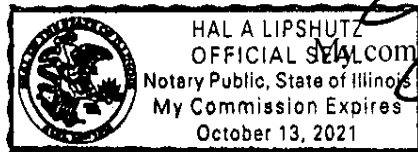
By: Patrick Gibbons  
Patrick Brian Gibbons, Manager

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Patrick Brian Gibbons, personally known to me to be the Manager of JGPGOG, LLC, an Illinois limited liability company, and 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 as such Manager he signed and delivered the said instrument, pursuant to authority given to him by, JGPGOG, LLC, an Illinois limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said JGPGOG, LLC, an Illinois limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of July, 2019.

Hal A Lipshutz  
Notary Public



My Commission Expires: \_\_\_\_\_

After recording mail to:

Send subsequent tax bills to:

Levit & Lipshutz  
Attention: Hal Lipshutz  
1120 West Belmont Avenue  
Chicago, IL 60657

1318 N. WESTERN LLC  
1923 W. Diversey Parkway  
Chicago, IL 60614

This document prepared by : Mitchell D. Weinstein, Chuhak & Tecson, P.C.,  
30 S. Wacker Drive, Suite 2600, Chicago, IL 60606

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**REAL ESTATE TRANSFER TAX**

**23-JUL-2019**



<b>CHICAGO:</b>	<b>10,500.00</b>
<b>CTA:</b>	<b>4,200.00</b>
<b>TOTAL:</b>	<b>14,700.00 *</b>

16-01-221-039-0000 | 20190601615061 | 1-921-782-880

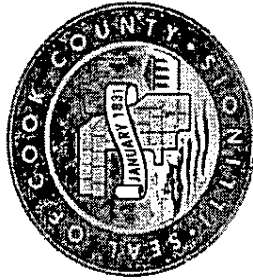
\*Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

23-Jul-2019



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

700.00  
1,400.00  
2,100.00

16-01-221-039-0000

20190601615061

0-104-985-696

Property of Cook County Clerk's Office