

**WARRANTY DEED**



Doc# 1921316101 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/01/2019 02:32 PM PG: 1 OF 2

THE GRANTOR, NKW Max Acquisitions 1, LLC, a Florida limited liability company of the County of Miami-Dade and State of Florida, 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, Rodrigo Perez, a \_\_\_\_\_ man, whose address is 4604 S. Keating, Chicago, Illinois 60632, the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:


Lots 6, 7, 8, 9 and 10 in Shield and Niegelsen's Subdivision of the North Half of the West 7 acres of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 6, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 20-06-104-019-0000

Property Address: 4221 S. Western Avenue, Chicago, IL 60609.

Subject to: the Order of Permanent Injunction entered in Case No. 18 M1 401975 on November 6, 2018 and recorded with the Cook County Recorder of Deeds as Doc# 1832510069, as covenants conditions, and restrictions of record; public and utility easements, acts done by or suffered through Buyer; all special governmental taxes and assessments confirmed and unconfirmed, homeowners or condominium declaration and bylaws, if any; general real estate taxes not yet due and payable at the time of Closing.

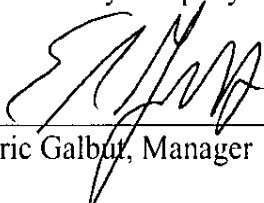
In Witness Whereof, the undersigned aforesaid have hereunto set its hand this 18 day of July, 2019.



REAL ESTATE TRANSFER TAX	31-Jul-2019
	CHICAGO: 1,800.00
	CTA: 720.00
	TOTAL: 2,520.00 *

20-06-104-019-0000 | 20190701629054 | 2-047-396-960

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

NKW Max Acquisitions 1, LLC, a Florida limited liability company

By:   
 Eric Galbut, Manager

REAL ESTATE TRANSFER TAX	01-Aug-2019
 	COUNTY: 120.00
	ILLINOIS: 240.00
	TOTAL: 360.00

20-06-104-019-0000 | 20190701629054 | 0-431-484-000

S ✓  
 P 2  
 S ✓  
 M ✓  
 SC ✓  
 E ✓  
 INT ✓

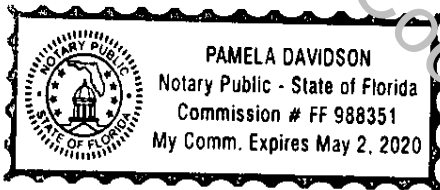
# UNOFFICIAL COPY

STATE OF FLORIDA )

COUNTY OF Miami Dade

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Eric Galbut, personally known to me to be the Manager of NKW Max Acquisitions 1, LLC, a Florida limited liability company, and personally known to me to be the same persons whose names are 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, NKW Max Acquisitions 1, LLC, a Florida limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said NKW Max Acquisitions 1, LLC, a Florida limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 18 day of July, 2019.



Pamela Davidson  
Notary Public

My commission expires: \_\_\_\_\_

After recording mail to:

Beatriz Betancourt  
Martinez & Betancourt  
Attorneys at Law - Abogados  
2457 North Milwaukee Avenue  
Chicago, IL 60647

Send subsequent tax bills to:

Rodrigo Perez  
4604 S. Keating,  
Chicago, Illinois 60632

This document prepared by : Kara Allen, Gutnicki LLP

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