

# UNOFFICIAL COPY

18-1377

Doc#: 1922422141 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/12/2019 11:22 AM Pg: 1 of 3

## Warranty Deed

Dec ID 20190801652131  
ST/CO Stamp 1-936-436-320 ST Tax \$198.00 CO Tax \$99.00  
City Stamp 0-862-694-496 City Tax: \$2,079.00



THE GRANTOR, 2957 W ADAMS, L.L.C., an Illinois limited company organized under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, 3022 North Clifton, Chicago, Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to FEDERICO HERNANDEZ and ASHLEYRAE KATZBECK as joint tenants, 2850 North Natoma Avenue, Chicago, Illinois, the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 16-13-116-002-0000

Address of Real Estate: 2957 W Adams Street, Chicago, Illinois 60612

SUBJECT TO: Covenants, Conditions and restrictions of record, public and utility easements and roads and highways; and general real estate taxes for the years 2018 and 2019.

REAL ESTATE TRANSFER TAX		07-Aug-2019
	COUNTY:	99.00
	ILLINOIS:	198.00
	TOTAL:	297.00
16-13-116-002-0000   20190801652131   1-936-436-320		

REAL ESTATE TRANSFER TAX		07-Aug-2019
	CHICAGO:	1,485.00
	CTA:	594.00
	TOTAL:	2,079.00 *
16-13-116-002-0000   20190801652131   0-862-694-496		

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

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In Witness Whereof, said Grantor has caused its name to be signed to these presents on this 6 day of ~~June~~, 2019.

*August*

**2957 W ADAMS, L.L.C.,  
an Illinois limited liability company**

By: *[Signature]*  
Its: **Manager**

STATE OF ILLINOIS )  
                                  )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WILLIAM ARMENDARIZ, the Manager of 2957 W ADAMS, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6 day of ~~June~~, 2019.

*August*

*Patricia K Schellhase*  
Notary Public



**FORT DEARBORN LAND TITLE COMPANY**  
1370 MEADOW ROAD  
NORTHBROOK, ILLINOIS  
60062

**AFTER RECORDING, RETURN TO:**

*Ernest Cole*  
11 S. Dunton Ave  
Arlington Heights, IL 60005

**Send subsequent tax bills to:**

*A. Kutzbach*  
2850 N. Nakoma  
Chicago, IL 60634

This Deed was prepared by: John H. Winand, Attorney at Law, P.C., 800 Waukegan Road, Suite 201, Glenview, Illinois 60025 (847.724.5151)

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## EXHIBIT "A"

Lot 13 in Block 3 in Floyd Jones Subdivision of that part of the West Half of the Northeast Quarter of the Northwest Quarter of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, lying South of Barry Point Road, except the East 7 acres thereof, in Cook County, Illinois.

PIN(S): 16-13-116-002-0000

Property of Cook County Clerk's Office