

UNOFFICIAL COPY

WARRANTY DEED

WHEN RECORDED MAIL TO:
Rosalind Pando
Attorney At Law
2852 N. Campbell Avenue
Chicago, Illinois 60618

SEND TAX BILLS TO:
AMROS CAPITAL, LLC
156 W. Huron, Unit 2D
Chicago, Illinois 60654

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302



Doc# 1922522093 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/13/2019 01:19 PM PG: 1 OF 2

Above Space for Recorder's Use Only

192265201

The GRANTOR, **NewNett I LLC, an Illinois Limited Liability Company**, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GRANTEE, **AMROS CAPITAL, LLC, an Illinois Liability Company**, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

UNIT NUMBERS 2, 4, 5, 6, 9, 10, 11 AND PARKING UNITS P-1, P-8, AND P-12 IN THE FERDINAND PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 27 AND 28 IN BLOCK 19 IN DUNLOP MAAS AND ANSTETT'S SUBDIVISION IN BLOCKS 3, 9, 14, AND 19 IN JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND PART OF THE EAST 1/3 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHEAST OF THE CENTER OF DES PLAINES AVENUE IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414518021; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Property Address: 1140 Ferdinand Avenue Units 2, 4-6, 9-11 and Parking Units P-1, P-8, P-12, Forest Park, Illinois 60130

Permanent Index Numbers: 15-13-425-040-1002, 15-13-425-040-1004, 15-13-425-040-1005, 15-13-425-040-1006, 15-13-425-040-1012, 15-13-425-040-1019, 15-13-425-040-1023, 15-13-425-040-1009, 15-13-425-040-1010, 15-13-425-040-1011

Subject only to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

THIS IS NOT A HOMESTEAD PROPERTY:

SC
P
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SC
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MNT

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IN WITNESS WHEREOF, the GRANTOR, Benjamin R. Newton, Managing Member of NewNett I LLC, has caused his name to be signed to this instrument, dated this 25 of July, 2019.

Benjamin R. Newton

Benjamin R. Newton, Managing Member of NewNett I LLC

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Benjamin R. Newton, Managing Member of NewNett I LLC**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25 day of July, 2019.

Hope Geldes
Notary Public



My commission expires: 7/20/22

REAL ESTATE TRANSFER TAX		26-Jul-2019
	COUNTY:	227.50
	ILLINOIS:	455.00
	TOTAL:	682.50
15-13-425-040-1002	20190701638044	1-824-394-336

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 7811
MAN 8/8/19
Approved/Date

THIS INSTRUMENT WAS PREPARED BY:
Hope F. Geldes
Geldes Law, Ltd.
1922 Home Ave.
Berwyn, Illinois 60402