

UNOFFICIAL COPY

Doc#: 1923257270 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/20/2019 01:11 PM Pg: 1 of 3

Dec ID 20190701633213
ST/CO Stamp 0-008-409-696 ST Tax \$543.00 CO Tax \$271.50
City Stamp 1-082-151-520 City Tax: \$5,701.50

**Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)**

MAIL TO:

Courtney Johnson
4350 S Oakenwald
Unit 1
Chicago, IL 60653

MAIL TAX BILLS TO:

Courtney C. Johnson
4350 Oakenwald
Unit 1
Chicago, IL 60653

1922952

THE GRANTOR, 4350 Oak, LLC, of 7508 West 85th Place, Bridgeview, IL 60455 a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS and WARRANTS** to

Courtney C. Johnson, of 4446 South Indiana Ave, Chicago, IL 60653

A corporation organized and existing under and by virtue of the laws of the State of IL, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Legal Description

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SUBJECT TO: covenants, conditions, and restrictions of record, Document No.(s); and to General Taxes for 2019 and subsequent years.

Permanent Index Number (PIN): 20-02-400-082-0000 (PIQ & OP)

Address of Real Estate: 4350 Oakenwald, Unit 1, Chicago, IL 60653

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

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager.

Date: 8/14/2019

4350 Oak, LLC

By: Danuta Stafira
Danuta Stafira, Manager

AL ESTATE TRANSFER TAX

20-Aug-2019



COUNTY: 271.50
ILLINOIS: 543.00
TOTAL: 814.50

20-02-400-082-0000

20190701633213 | 0-008-409-696

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 Danuta Stafira, as Manager of 4350 Oak, LLC, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, and did not include the release and waiver of the right of homestead.



Given under my hand and official seal, this date: August 14, 2019

Commission expires 4/18/2023

Patricia A. Ohde
(Notary Public)

This instrument was prepared by Griffin & Gallagher, LLC, 10001 S. Roberts Rd., Palos Hills, IL 60465

AL ESTATE TRANSFER TAX

20-Aug-2019



CHICAGO: 4,072.50
CTA: 1,629.00
TOTAL: 5,701.50 *

20-02-400-082-0000 | 20190701633213 | 1-082-151-520

*Total does not include any applicable penalty or interest due

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PARCEL 1:

UNIT 1 IN THE 4350 OAKENWALD CONDOMINIUMS AS DELINEATED ON A PLAT OF CONDOMINIUM SURVEY OF THE FOLLOWING TRACT OF LAND:

LOT 57 AND THE NORTH 5 FEET OF LOT 56 IN HIGGINS RESUBDIVISION OF NUTT'S LAKE SHORE SUBDIVISION, SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ON 1/22/2019 AS DOCUMENT NUMBER 1902206155 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G-1, AND STORAGE SPACE S-1, LIMITED COMMON ELEMENTS AS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED 1/22/2019 AS DOCUMENT NUMBER 1902206155, ALL IN COOK COUNTY, ILLINOIS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."