19650910-L00
ATA National Title Group, ACF FICIAL COPY
120 S. Lasalle Street, Sulte 1240

Chicago, IL 60603

WARRANTY DEED

Edward M. Moody Cook County Recorder of Deeds

Doc#. 1923346158 Fee: \$98.00

Date: 08/21/2019 10:17 AM Pg: 1 of 3

This agreement, made between

Dec ID 20190801667289 ST/CO Stamp 0-710-890-080 ST Tax \$291.00 CO Tax \$145.50 City Stamp 1-683-640-928 City Tax: \$3,055.50

Oliver Property Management, LLC, a Limited Liability Company

created and existing under and by virtue of the laws of the State of California and duly authorized to transact business in the State of Illinois, party of the first part, and

William Jones

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Authorized Managers of said corporation, by these presents does hereby CONVEY and WARRANT unto the party of the second part, and to his heirs and assigns, FOREVER, all interest in the following described real estate, situated and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 7742 S. Colfax Ave, Chicago, IL 60549

<u>Permanent Index Number(s):</u> 21-30-321-037-1001

21-30-321-037-1002 21-30-321-037-1003 21-30-321-037-1004

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general unpaid real estate taxes for 2018 (2nd installment) and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

UNOFFICIAL COPY

Dated: 7/13 . 2019

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Member-Managers.

OLIVER PROPERTY MANAGEMENT, L a California Limited Liability Company	LLC
By:	
WALTER CLUZER as Manager and Authoric	rod Damogautation
WALTER OI IVER, as Manager and Authorized of OLIVER PROPERTY MANAGEMENT, I	
Haron Oliver	
KAREN OLIVER, as Manage: and Authorize of OLIVER PROPERTY MANAGEMENT, I	
STATE OF CALIFORNIA)	A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness.
COUNTY OF KERN) SS.	accuracy, or validity of that document.
CERTIFY that, WALTER OLIVER and KA	said County, in the State aforesaid, DO HEREBY REN CLAYER, personally known to me to be the
Company Corporation, to be the same person	GMENT, LLC, an California Limited Liability ons whose names are subscribed to the foregoing
instrument, appeared before me this day in	person, and severally acknowledged that as such
as their free and voluntary act, and deed of s set forth.	the said instrument, bursuant to authority, given aid corporation, for the uses and purposes therein
Given under my hand and notarial sea	I, this $\frac{1}{1}$ day of $\frac{1}{1}$ day of $\frac{1}{1}$ day of $\frac{1}{1}$
S. ZUNIGA Notary Public - California Kern County Commission # 2282117 My Comm. Expires Mar 21, 2023	Notary Public
THIS INSTRUMENT PREPARED BY:	V
Erickson Law Office, Ltd. 716 Lee Street	
Des Plaines, IL 60016	Mail to and
MALZO:	SEND SUBSEQUENT TAX BILLS TO:
Jacon M. Clanicleviski, Fisa A./Lashild St./Sunte/3500 Claigugo, N. 60003/	Millian Jones 3505 Proubter Rd N.E. Ste 520-6 Alland GA 30376
The state of the s	· · · · · · · · · · · · · · · · · · ·

53

1923346158 Page: 3 of 3

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

Property Address: 7742 S. Colfax Ave, Chicago, IL 60649

<u>Permanent Index Number(s):</u> 21-30-321-037-1001

21-30-321-037-1002 21-30-321-037-1003 21-30-321-037-1004

PARCEL 1: UNITS 1, 2, 3, AND 4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7742 SOUTH COLFAX CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0903634043, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NOS. G1, AS TO UNIT 2; G2 AS TO UNIT 3 AND G3 AS TO UNIT 4, LIMITED COMMON ELEMENTS, SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE USE AND BENEFIT OF PARCELS 1 AND 2 AS SET FOR I'H AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID, IN COOK COUNTY, I'LLINOIS.