

# UNOFFICIAL COPY



## WARRANTY DEED

This Instrument was prepared by:

Reda & Des Jardins, LLC  
736 North Western Ave., Suite 353  
Lake Forest, Illinois 60045  
[www.rdlawyers.com](http://www.rdlawyers.com)

Doc# 1923417084 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/22/2019 11:05 AM PG: 1 OF 3

After recording, mail to<sup>1</sup>:

Reda & Des Jardins, LLC  
736 North Western Ave., Suite 353  
Lake Forest, Illinois 60045

AP1906323 1001 CT

**Saratoga Realty Investors, LLC**, an Illinois limited liability company ("Grantor"), whose principal address is 222 South Morgan Street, Unit 4D, Chicago, IL 60607, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants<sup>ii</sup> to **Shunzo Umemoto**, a[n] married individual ("Grantee") whose address is 222 South Morgan Street, Chicago, IL 60607, all interest in the following described real estate situated in the county of Lake, in the state of Illinois<sup>iii</sup>:

Legal Description: See Legal Description attached hereto as Exhibit "A"

Property Address: 843 West Adams Street, Unit 504, Chicago, IL 60607

Property Index Number: 17-17-221-014-1046

SUBJECT TO: The following, if any: 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; and general real estate taxes not due and payable at the time of Closing.

DATED this 30<sup>th</sup> of July, 2019.

SARATOGA REALTY INVESTORS, LLC  
an Illinois limited liability company,

By:   
Name: Yoshiko Heimsoth  
Its: Managing Member

REAL ESTATE TRANSFER TAX		07-Aug-2019
	CHICAGO:	4,800.00
	CTA:	1,920.00
	<b>TOTAL:</b>	<b>6,720.00 *</b>

17-17-221-014-1046 | 20190701646815 | 0-819-240-032

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

REAL ESTATE TRANSFER TAX		21-Aug-2019
	COUNTY:	320.00
	ILLINOIS:	640.00
	<b>TOTAL:</b>	<b>960.00</b>

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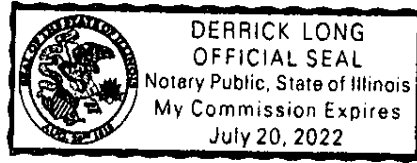
STATE OF ILLINOIS<sup>iv</sup> )  
 ) SS.  
 COUNTY OF COOK )

I, the undersigned, a notary public in and for the county and state above, do hereby certify that Yoshiko Heimsoth, as managing member of Saratoga Realty Investors, LLC, who proved to my satisfaction that she is the person described in and who executed the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes stated above.

Given under my hand and notarial seal this 30 day of July, 2019.

  
 \_\_\_\_\_  
 Notary Public

(Affix Notary Seal)



**MAIL SUBSEQUENT TAX BILLS TO:**

Shunzo Umemoto  
 222 S. Morgan St.  
 Unit 4D  
 Chicago, IL 60607

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## EXHIBIT "A" (Legal Description)

### PARCEL 1:

UNIT 604 IN THE OLYMPIA LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2 AND 3 (EXCEPT THE WEST 9 FEET THEREOF TAKEN FOR ALLEY) IN BLOCK 12 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 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 AS DOCUMENT NUMBER 08050503, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PI-10 AND S-604, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 08050503.

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<sup>i</sup> 765 ILCS 5/35c  
<sup>ii</sup> 765 ILCS 5/9  
<sup>iii</sup> 765 ILCS 5/9  
<sup>iv</sup> 765 ILCS 5/26