WARRANTY DEED UNOFFICIAL COPY

1964M 0872 JOHN CUC/ 1262

MAIL TO:

Paul Youkhana

Law Offices of Paul A. Youkhana LLC 201 E. Ohio St. 541 N. Fairbanks C.

4th Floor Suite 2200

Chicago, IL 60611

Doc#. 1924749204 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 09/04/2019 11:18 AM Pg: 1 of 2

Dec ID 20190801675999

ST/CO Stamp 2-102-764-128 ST Tax \$500.00 CO Tax \$250.00

City Stamp 1-029-022-304 City Tax: \$5,250.00

NAME & ADDRESS OF TAXPAYER

Alexandra Garza Jay Ricker 1843 W. North Ave. Unit 2W Chicago, IL 60622

THE GRANTOR, DEARBORN 545 ONE LLC, An Illinois Limited Liability Company, of 2011 N

Hoyne Ave., Chicago, IL 60647, by and through its Sole Manager, BRANNON E. LAMBERT, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to ALEXANDLA A. GARZA, and JAY M. RICKER, as joint tenants with rights of survivorship, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 2W IN THE 1843-47 W. NORTH CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 5 AND 6 IN BLOCK 2 IN PICKETT'S SECOND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0716222035, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0716222035.

Permanent Real Estate Index Number: 17-06-201-029-1004

Property Address: 1843 W. NORTH AVE., UNIT 2W, CHICAGO, IL 60622

Subject only to the following, if any: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Dated this 26th day of August, 2019. FFICIAL COPY

DEARBORN 545 ONE LLC, an Illinois Limited Liability Company

BRANNON E. LAMBERT, its Manager

STATE OF Arizona) ss. COUNTY OF Maricoru)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, BRANNON E. LAMBERT, Sole Manager of Dearborn 545 One LLC, an Illinois Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead..

(Seal)

Given under my hand and notarial seal, this

219th

day of August, 2019.

REAL ESTATE TRANSFER TAX			30-Aug-2019
	-	COUNTY:	250.00
K-25	(502)	ILLINOIS:	500:00
		TOTAL:	750.00
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17-06-201-029-1004 | 20190801675999 | 2-102-764-128

REAL ESTATE TRANSFER TAX 30-Aug-2019

CHICAGO: 3,750.00

CTA: 1,500.00

TOTAL: 5,250.00 *

17-06-201-029-1004 20190801675999 1-029-022-304

Total does not include any applicable penalty or interest due.

This instrument was prepared by:

Richard A. Magnone Reda | Ciprian | Magnone LLC 8501 W. Higgins, Suite 440 Chicago, Illinois 60631 Notary Public

NOTARY PUBLIC
STATE OF ARIZONA
Maricepa County
MARISE ANDREA GALINDO

My Commission Expires March 15, 2020