

16217769

UNOFFICIAL COPY



\*1925208594D\*

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

Doc# 1925208594 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/09/2019 03:16 PM PG: 1 OF 3

*USI*

Above Space for Recorder's use only

**THE GRANTOR, FJHOMESTEAD LLC**, an Illinois limited liability company 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, having its principal office at 1322 Arthington St, Chicago, IL, 60607, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Members of said company, **CONVEYS and WARRANTS** to: **Alejandro Albarran**, a single man and **Stefanie Pugliese**, a single woman of 300 N Canal St, Chicago, IL 60606 not in Tenancy in Common, but in **JOINT TENANCY** the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached legal description.

Permanent Index Number: **17-17-412-046-0000 (UNDERLYING PIN)**

Address of Real Estate: **Unit 2, 1044 West Polk Street, Chicago, IL 60607**

REAL ESTATE TRANSFER TAX		30-Aug-2019
	CHICAGO:	4,867.50
	CTA:	1,947.00
	<b>TOTAL:</b>	<b>6,814.50 *</b>

17-17-412-046-0000 | 20190801675758 | 0-973-460-064

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

REAL ESTATE TRANSFER TAX		30-Aug-2019
	COUNTY:	324.50
	ILLINOIS:	649.00
	<b>TOTAL:</b>	<b>973.50</b>

17-17-412-046-0000 | 20190801675758 | 1-681-814-112

# UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member, this 7<sup>th</sup> day of August, 2019.

**FJHOMESTEAD LLC,**  
an Illinois limited liability company


By:   
**SHIH CHIAN KANG**  
Its: **Member**

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **SHIH CHIAN KANG**, as authorized Member of FJHOMESTEAD LLC, an Illinois limited liability company, who personally is 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 said instrument as his free and voluntary act, and as the free and voluntary act and deed as Member of FJHOMESTEAD LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7<sup>th</sup> day of August, 2019.

Commission Expires: 11-30, 2022



  
Notary Public

This instrument was prepared by: **Robert J. Di Silvestro, Di Silvestro & Associates,**  
5231 North Harlem Avenue, Chicago, IL 60656-1875

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

SPINOS & ALVARADO, P.C.

Alejandro Albarran and Stefanie Pugliese

SKUBIS & MAURIS, LLC

1044 West Polk Street, Unit 2

1300 W. HILGREN ST. #209

Chicago, Illinois 60607

PARK RIDGE, IL. 60068

# UNOFFICIAL COPY

## EXHIBIT "A" Legal Description

### PARCEL 1:

UNIT NUMBER 2 IN THE 1044 W. POLK STREET CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 18 IN BLOCK 2 IN J.B. WALLER'S SUBDIVISION OF BLOCK 8 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 29, 2019, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1924122062, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2 AND R-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBERS 1 AND 2, AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND 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.

SUBJECT TO (1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (2) PRIVATE, PUBLIC, AND UTILITY EASEMENTS; (3) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; (4) ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION AS AMENDED FROM TIME TO TIME AND A RESERVATION BY THE DEVELOPER TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; (5) PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT; (6) SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) COMMITS TO INSURE PURCHASER AGAINST LOSS OR DAMAGE; (7) ACTS OF PURCHASER, (8) ENCROACHMENTS, IF ANY, AND (9) COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD.

P.I.N.: 17-17-412-046-0000 (underlying)

c/k/a: Unit 2, 1044 W. Polk Street, Chicago, Illinois 60607