

# UNOFFICIAL COPY

**SPECIAL WARRANTY DEED**  
Illinois Statutory  
(LLC to Individual)

**AFTER RECORDING MAIL TO:**  
René Flores  
1126 East 59<sup>th</sup> Street  
Chicago, IL 60637

**SEND SUBSEQUENT TAX BILLS TO:**  
René Flores  
1126 East 59<sup>th</sup> Street  
Chicago, IL 60637  
7723746 (143)



Doc# 1930945034 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 11/05/2019 10:20 AM PG: 1 OF 2

Above space for Recorder's use only

THE GRANTOR; **1905 W 21ST LLC**, an Illinois Limited Liability Company, 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 consideration in hand paid, and pursuant to the authority given by the member(s) and/or manager(s) of said company, CONVEY and WARRANT to **RENÉ FLORES**, single, of 1126 East 59<sup>th</sup> St., Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 3 IN GLOVER'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 61 OF SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-19-426-022-0000  
Address of Real Estate: 1905 W. 21st Pl., Chicago, IL 60608

THIS IS NOT A HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and building lines of record; party wall rights and agreements; private, public, and utility easements; applicable zoning and building laws and ordinances; Grantee's mortgage; plats of dedication and plats of subdivision and covenants thereon; acts done or suffered by Grantee or anyone claiming thereunder; general real estate taxes for the year and subsequent years including taxes which may accrue by reason of new or additional improvements during the current year, and special taxes or assessments for improvements not yet completed.

Dated this 23 day of September, 2019

REAL ESTATE TRANSFER TAX		05-Nov-2019
COUNTY:		262.50
ILLINOIS:		525.00
TOTAL:		787.50

17-19-426-022-0000 | 20190901696107 | 1-643-221-344

**1905 W 21ST LLC**

*Frank Richardson*

By Frank Richardson, its Manager

NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE

REAL ESTATE TRANSFER TAX		01-Nov-2019
CHICAGO:		3,937.50
CTA:		1,575.00
TOTAL:		5,512.50 *

17-19-426-022-0000 | 20190901696107 | 1-086-906-720

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

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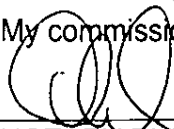
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

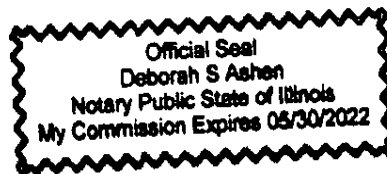
I, Deborah Ashen the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank Richardson, not individually but as Manager of 1905 W 21ST LLC, being the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument on behalf of the Company as their free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23<sup>rd</sup> day of September, 2019

My commission expires on 5-30, 2022



NOTARY PUBLIC



IMPRESS NOTARY SEAL HERE

**This instrument was prepared by:**

Ashen | Faulkner  
217 N. Jefferson St., Suite 601  
Chicago, IL 60661  
(312) 655-0800

Property of Cook County Clerk's Office