

UNOFFICIAL COPY

A19-3351 HR

Doc#: 1932549007 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/21/2019 09:01 AM Pg: 1 of 2

Dec ID 20191101643639
ST/CO Stamp 1-545-259-360 ST Tax \$55.00 CO Tax \$27.50
City Stamp 1-285-925-216 City Tax: \$577.50

WARRANTY DEED CORPORATION TO INDIVIDUAL

Mail Document to:

Mr. Imran Khan
Attorney At Law
1000 N. Milwaukee Ave., Suite 203
Chicago, Illinois 60642

Mail Tax Bill to:

Yan Li

1316 W. ARTHINGTON ST.
Chicago, Illinois 60607

* 30 S. Wacker Dr. Ste 1700
Chicago IL 60606

The above space for recorder's use only

THE GRANTOR(S), **GREENBLUFF, LLC**, an Illinois Limited Liability Company, a corporation created and existing under and by virtue of the laws of the State of Illinois, and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other good and valuable considerations, in hand paid, Convey(s) and Warrant(s) to **YAN LI MARRIED WOMAN**, of **1316 W. Arthington Street, Chicago, Illinois 60607** all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED

PIN #: 13-12-218-050-1003

Property Address: 2400 W Balmoral Avenue Unit 1C, Chicago, IL 60625

SUBJECT TO: General real estate taxes; covenants, conditions and restrictions of record.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand(s) and seal(s)

this 14 day of November, 2019

GREENBLUFF, LLC.

By: 
STEVEN J. KOMIE, Managing Member

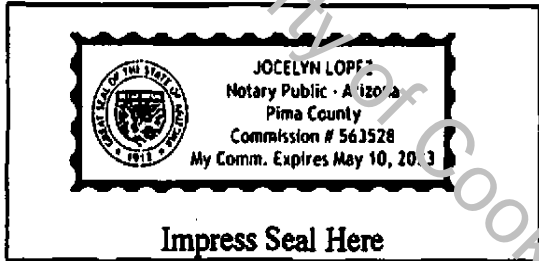
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State of Arizona)
 County of Pima)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that, **STEVEN J. KOMIE, Managing Member of GREENBLUFF, LLC., an Illinois Limited Liability Company**, is 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 said 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. Given under my hand and notarial seal this 14th day of November, 2019

Subscribed And Sworn to Before
 me this 14th day of November, 2019


 NOTARY PUBLIC



This instrument prepared by:
 Thomas J. Brescia
 801 N. Cass Avenue
 Suite 201
 Westmont, Illinois 60559
 (630) 325-1122


LEGAL DESCRIPTION:



UNIT 2400-1C IN THE BALMORAL COURTS CONDOMINIUMS 1, AS DELINEATED ON A SURVEY FO THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THAT PART OF THE SOUTH 1/2 OF LOT 3 (EXCEPT THAT PART OF SAID LOT FALLING IN JOHN GUINAND'S SUBDIVISION AND ALSO EXCEPT THAT PART CONDEMNED FOR WIDENING WESTERN AVENUE) IN ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EAST OF THE EAST LINE OF THE NORTH AND SOUTH ALLEY WHICH ADJOINS SAID PREMISES TO THE NORTH THEREOF EXTENDED SOUTH, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MAE BY 2400 11 W. BALMORAL LLC, RECORDED IN THE OFFICE OF THE RECORDER FO DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0708915043, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0708915043, IN COOK COUNTY, ILLINOIS.

PIN #: 13-12-218-050-1003
 Property Address: 2400 W Balmoral Avenue Unit 1C, Chicago, IL 60625

REAL ESTATE TRANSFER TAX		19-Nov-2019
	CHICAGO:	412.50
	CTA:	165.00
	TOTAL:	577.50 *
13-12-218-050-1003 20191101643639 1-285-925-216		
* Total does not include any applicable penalty or interest due		

REAL ESTATE TRANSFER TAX		19-Nov-2019
	COUNTY:	27.50
	ILLINOIS:	55.00
	TOTAL:	82.50
13-12-218-050-1003 20191101643639 1-545-259-360		