

UNOFFICIAL COPY

Doc#. 1932946386 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/25/2019 01:57 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(S), ROYAL URBAN DEVELOPMENT LLC, an Illinois Limited Liability Company with the address of 9900 W. 56th St., Countryside, Illinois, 60525, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S), ANGELA GARCIA and DANIEL GARCIA, wife and husband, of Chicago, Illinois, as tenants by the entirety, the following described Real Estate:

Dec ID 20191101652955
ST/CO Stamp 1-367-943-520 ST Tax \$325.00 CO Tax \$162.50
City Stamp 0-625-187-168 City Tax: \$3,412.50

Address of Property: 2210 N. LA CROSSE AVE., CHICAGO, IL 60639

Parcel ID Number: 13-33-213-039-0000

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

situated in the County of Cook, State of Illinois. This is not a homestead property.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments, and general real estate taxes for 2019 and subsequent years.

DATED this 21 day of NOVEMBER, 2019

Ch-L Hester (SEAL)
ROYAL URBAN DEVELOPMENT LLC

By: CHRISTOPHER L HESTER

Its: Manager

File nr: AT191043
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

CHRISTOPHER L HESTER, AS MANAGER OF ROYAL URBAN DEVELOPMENT
personally known to me to be the same person(s) whose name(s) is are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. LLC

WITNESS my hand and official seal this 21 day of NOVEMBER, 2019.

NOTARY PUBLIC



BONAK DESAI
Prepared by : Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
Daniel Garcia
2210 N. La Crosse Ave.
Chicago, IL
60639

SEND SUBSEQUENT TAX BILLS TO:
Daniel Garcia
2210 N. La Crosse Ave.
Chicago, IL
60639

Property of COOK COUNTY Clerk's Office

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EXHIBIT "A"

LOT 3 (EXCEPT THE NORTH 8 FEET THEREOF) AND THE NORTH 12.99 FEET OF LOT 4
IN BLOCK 2 IN CHICAGO LAND INVESTMENT COMPANY SUBDIVISION IN THE
NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2210 N LA CROSSE AVE CHICAGO, IL 60639
Parcel ID Number: 13-33-213-039-0000

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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*Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part II*