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WARRANTY DEED

Doc#: 1934515174 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/11/2019 01:42 PM Pg: 1 of 2

MAIL TO:

NATESAN MURTHY
3931 N Paulina St.
Chicago IL 60613

Dec ID 20191201661452
ST/CO Stamp 1-752-466-784 ST Tax \$1,590.00 CO Tax \$795.00
City Stamp 1-215-595-872 City Tax: \$16,695.00

SEND TAX BILLS TO:

NATESAN MURTHY
3931 N Paulina ST
Chicago IL 60613

THIS INDENTURE, made this 3rd day of December, 2019 between 3931 NORTH PAULINA, LLC, an Illinois limited liability company, as party of the first part, and NATESAN MURTHY, of 633 Lakeshore Drive, Sugarland, Texas, party of the second part, for and in consideration of the sum of TEN and 00/100 DOLLARS, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Operating Agreement of said company, by these presents does CONVEY and WARRANT unto the party of the second part, their heirs and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 16 IN BLOCK 2 IN M. BUECHNER'S SUBD VISION OF BLOCK 1 IN OGDEN OTHER'S SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NW 1/4 AND THE E 1/2 OF THE SE 1/4 THEREOF) IN COOK COUNTY, ILLINOIS.

Chicago Title
19GSA347062LP

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first party, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, Subject to: real estate taxes not yet due and payable; special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of the Closing; applicable zoning and building laws or ordinances; easements, covenants, conditions,

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agreements, building lines and restrictions of record which do not materially affect the use of the Premises as a single-family residence; acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and liens, encroachments and other matters as to which the Title insurer commits to insure Buyer against loss or damage; provided however that such title exceptions do not impair the Purchaser's use of the Property as a single family residence.

Permanent Real Estate Index Number: 14-19-207-013-0000

Address of real estate: 3931 NORTH PAULINA STREET, CHICAGO, ILLINOIS 60613

IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its sole member the day and year first above written.

3931 NORTH PAULINA, LLC, an Illinois limited liability company

By: *Greg Ponicki*
Its sole member *Greg Ponicki*

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Elizabeth A. Dean, a notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GREG PONICKI, personally known to me to be its sole member of 3931 NORTH PAULINA, LLC, an Illinois limited liability company, and 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 severally acknowledged that as its sole member he signed and delivered the said instrument, pursuant to authority, given by the Articles of Organization and Operating Agreement, and as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 3 day of December, 2019.



E. Dean
Notary Public

This instrument prepared by: Rosemary S. Mulryan, Attorney at Law, 4001 N. Wolcott Avenue, Chicago, Illinois 60613