

196MV53007410

UNOFFICIAL COPY

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Doc#: 1935108451 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/17/2019 01:13 PM Pg: 1 of 2

Dec ID 20191101640830
ST/CO Stamp 1-486-715-232 ST Tax \$56.00 CO Tax \$28.00
City Stamp 1-463-108-960 City Tax: \$588.00

WARRANTY DEED

The Grantor, **PER SQUARE FOOT LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS, and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS to the Grantee,

G P ARTEC, INC, an Illinois corporation, 4641 W. Parker Ave. Chicago, Illinois 606

all right, title and interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit: (See page three for legal description.) 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**, forever. Subject only to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate as a single-family residence; general real estate taxes for 2019 and subsequent years; the permanent injunction entered in case No. 71CH54083, a copy of which was recorded November 3, 1975 as Document Number 23279521, not to rent attic as an apartment; encroachment of building over North line by approximately 3/4 inches onto adjoining property as disclosed by survey by Certified Survey Company, order no. 75/73 dated March 19, 1976; and any building or zoning code violations.

Permanent Index Number (PIN): 16-09-201-036-0000
Address(es) of Real Estate: 726 N. Leclaire Avenue, Chicago, Illinois 60644

In Witness whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its members, this 4th day of November, 2019.

PER SQUARE FOOT LLC, an Illinois limited liability company

By: [Signature]
NICOLE RUDMAN BROWN, its member

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Cristina Paredes, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **NICOLE RUDMAN BROWN**, personally known to me to be a member of **PER SQUARE FOOT 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 acknowledged that she signed and delivered said instrument as a member of said company, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4th day of November 2019.

[Signature]
Notary Public



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LEGAL DESCRIPTION

of premises commonly known as: 726 N. Leclair Avenue, Chicago, Illinois 60644

LOT 15 AND THE SOUTH 1/2 OF LOT 14 IN BLOCK 1 IN A SUBDIVISION OF THE NORTH 16 ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 16-09-201-036-0000

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AFTER RECORDING, MAIL TO:

PATRICIA GUTIERREZ PASCUAL
ATTORNEY
5716 WEST LAWRENCE AVENUE
CHICAGO, ILLINOIS 60630
773-635-4100

SEND SUBSEQUENT TAX BILLS TO:

Q.P. Actec Inc.
4641 W. Parker
Chicago IL 60639

This instrument was prepared by: Angela J. Kopp, 6428 Joliet Road, Suite 204, Countryside, Illinois 60525