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16218475

USI

WARRANTY DEED



Doc# 1935208463 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/18/2019 02:24 PM PG: 1 OF 2

THE GRANTOR, 308 MADISON, LLC, an Illinois limited liability company, located at 308 W. Madison, Oak Park, IL 60302, CONVEYS and WARRANTS to PARKSIDE APARTMENTS, LLC, 6933 ~~West~~ North Avenue, Oak Park, Illinois 60302, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 37, 38 AND 39 IN FLOCK 6 IN A.J. KNISELY'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF ALL OF THE PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 108 ACRES OF SAID NORTHEAST 1/4 OF SAID SECTION 17, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index No. 16-17-200-021-0000

Property Addresses: 139-145 S. Austin Boulevard/ 5966-74 West Adams St., Chicago, IL 60644

Subject to covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through the Grantee hereunder; existing leases and tenancies; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable as of the date hereof.

DATED this 13th day of October, 2019.

308 MADISON LLC, an Illinois limited liability company

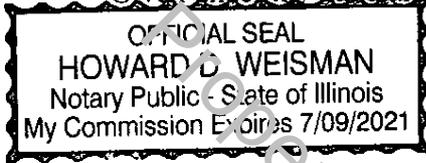
By: 
Derrel McDavid, Manager

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DERREL MCDAVID, as Manager of the 308 Madison 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.

Given under my hand and official seal, this 13th day of December, 2019.



Howard D. Weisman

Notary Public

My Commission Expires:

7-9-21

Send Subsequent Tax Bills to:

PARKSIDE APARTMENTS, LLC,
6933 West North Avenue,
Oak Park, Illinois 60302

Jean Mladonicky
Attorney, Wayne S. Shapiro, P.C.
111 West Washington Street, Suite 920
Chicago, Illinois 60602

After recording return to:

E-Mail: Jean@HornstLawyr.com

REAL ESTATE TRANSFER TAX		16-Dec-2019
	CHICAGO:	13,406.25
	CTA:	5,362.50
	TOTAL:	18,768.75

16-17-200-021-0000 | 20191201669699 | 0-598-381-920

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

REAL ESTATE TRANSFER TAX		16-Dec-2019
	COUNTY:	893.75
	ILLINOIS:	1,787.50
	TOTAL:	2,681.25

16-17-200-021-0000 | 20191201669699 | 1-490-470-240