

UNOFFICIAL COPY

WARRANTY DEED

This document was prepared by:

Jeffrey M. Galkin
Levin Ginsburg
180 N. LaSalle Street, Suite 3200
Chicago, IL 60601

Send subsequent tax bills to:

Humboldt Beginnings, LLC – 2620 Huron
2620 W. Huron, Unit 3
Chicago, IL 60612



1936516030

Doc# 1936516030 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/31/2019 10:03 AM PG: 1 OF 3

(The Above Space for Recorders Use Only)

THE GRANTOR, **TITO JOSEPH**, an unmarried man, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, **HUMBOLDT BEGINNINGS, LLC – 2620 W. HURON**, an Illinois limited liability company, the following described real estate, situated in the City of Chicago, County of Cook, and the State of Illinois known and described as follows, to wit:

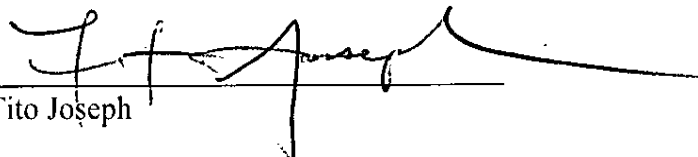
LOT 79 IN THE RESUBDIVISION OF BLOCK 3 (EXCEPT THE EAST 67 FEET THEREOF) IN WRIGHT AND WEBSTER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

PERMANENT INDEX NUMBER: 16-12-205-039-0000

COMMONLY KNOWN AS: 2620 W. Huron, Chicago, IL 60612

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantors, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances, subject only to: (i) covenants, conditions, and restrictions of record; (ii) public and utility easements; (iii) acts done by or suffered through Grantee; (iv) all special governmental taxes or assessments confirmed and unconfirmed; (v) general taxes for 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

DATED this 13 day of December, 2019.


Tito Joseph

S Y
P 3
S 1
M 1
SC Y
E 1
INT JH

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **TITO JOSEPH**, 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 and delivered the said instrument as his own free and voluntary for and as the act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13th day of December, 2019.



[Signature]
 Notary Public
 My Commission Expires: 03/06/2021


THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (E) SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

[Signature]
 Tito Joseph

Date: December 13, 2019



After recording mail to:

Jeffrey M. Galkin
 Levin Ginsburg
 180 N. LaSalle Street, Suite 3200
 Chicago, IL 60601

REAL ESTATE TRANSFER TAX	31-Dec-2019
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-12-205-039-0000 | 20191201680079 | 1-614-159-200

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

REAL ESTATE TRANSFER TAX	31-Dec-2019
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

16-12-205-039-0000 | 20191201680079 | 0-301-501-792

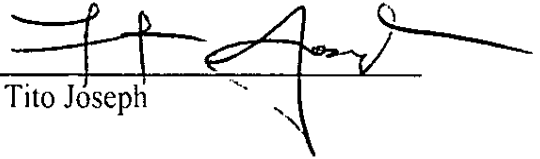
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The GRANTOR or its agent affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date December 13, 2019

Grantor Signature:


Tito Joseph

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF DECEMBER, 2019.


Notary Public

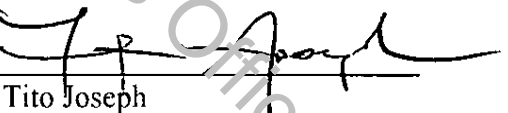


STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The GRANTEE or its agent affirms and verifies that the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date December 13, 2019

Grantee Signature:


Tito Joseph

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF DECEMBER, 2019.


Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in COOK COUNTY, IL , if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]