

UNOFFICIAL COPY

CT 19C NW 75 7021 WC
10/6/1
SPECIAL WARRANTY DEED
Statutory (Illinois)
(L.L.C. to Individual)

Doc#. 2000347084 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/03/2020 10:50 AM Pg: 1 of 3

Dec ID 20191201677570
ST/CO Stamp 0-886-738-272 ST Tax \$101.00 CO Tax \$50.50
City Stamp 1-021-349-216 City Tax: \$1,060.50

MAIL TO:

Martin Ptasinski
Attorney at Law
8517 S. Archer Avenue
Willow Springs, IL 60480

NAME & ADDRESS OF TAXPAYER:

Christian Adame
1309 S. Kostner Avenue
Chicago, IL 60623

THE GRANTOR(S), Maple Real Estate LLC, a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Members, by these presents does Remise, Release, Alien and Convey to THE GRANTEE(S), Christian Adame, of _____, party of the second part, all interest in the following described real estate situated in Cook County and in the State of Illinois, to wit:

SEE ATTACHED DESCRIPTION AS EXHIBIT A

Permanent Index No.(s): 16-22-208-004-0000
Property Address: 1309 S. Kostner Avenue, Chicago, IL 60623

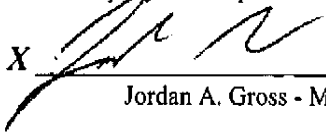
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, 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:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to the presents by its Managing Director, this X 19 day of December, 20 19.

Name of Company: Maple Real Estate LLC

By: X 
Jordan A. Gross - Managing Director

REAL ESTATE TRANSFER TAX

27-Dec-2019



COUNTY: 50.50
ILLINOIS: 101.00
TOTAL: 151.50

16-22-208-004-0000

| 20191201677570 | 0-886-738-272

REAL ESTATE TRANSFER TAX

27-Dec-2019



CHICAGO: 757.50
CTA: 303.00
TOTAL: 1,060.50 *

16-22-208-004-0000 | 20191201677570 | 1-021-349-216

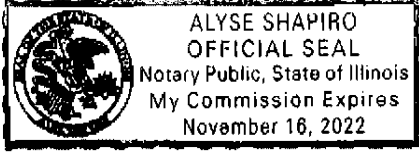
* Total does not include any applicable penalty or interest due.

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STATE OF X IL COUNTY OF X COOK SS.

I, undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify Jordan A. Gross personally known to me to be the Managing Director of the Maple Real Estate LLC Limited Liability Company, and personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managing Director, he/she/their signed and delivered the said instrument and caused the company seal of said company, as her/his/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes set forth

Given under my hand and official seal, this X 19 day of December, 2019



x Alyse Shapiro Notary Public

My commission expires X 11/16/22

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph , Section 4,
Real Estate Transfer Act
Date:
Signature:

Prepared by:
Anselmo Lindberg & Associates LLC
1771 W. Diehl Road, Suite 120
Naperville, IL 60563

Property of Cook County Clerk's Office

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EXHIBIT A

LOT 43 IN BLOCK 3 IN THE SUBDIVISION OF BLOCKS 13, 14, 15 AND 16 IN THE SUBDIVISION BY L. C. PAINE FREER (AS RECEIVER) OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office