

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

Doc#: 2000749090 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/07/2020 10:19 AM Pg: 1 of 2

Dec ID 20191201681279
ST/CO Stamp 1-128-553-824 ST Tax \$247.00 CO Tax \$123.50
City Stamp 1-076-145-504 City Tax: \$2,593.50

Mail to:

*Tovan Means + Joe Ptack
4056 N Sacramento #3
Chicago, IL 60610*

Name & address of taxpayer:
Tovan Means and Joseph Ptack
4056 N. Sacramento, Unit 3
Chicago, IL 60610

THE GRANTOR(S) Keith J. Portman, a single man
of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN and NO/100ths
DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Tovan Means and Joseph Ptack, AS Joint Tenants, of 4056
N. Sacramento, Unit 3, Chicago, IL 60610 (address), all interest in the following described real estate situated in the
County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT 4056-3 IN SACRAMENTO/BELLE PLAINE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE
FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2 AND 3 IN BLOCK 4 IN FIELD'S BOULEVARD ADDITION TO IRVING PARK, A SUBDIVISION OF
THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE
DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0313910024, TOGETHER WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-19, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE
SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

*Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special
assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of
ways for roads and highways.*

This property is not homestead as to the grantor. TO HAVE AND HOLD said premises not as joint tenants, but as tenants
by the entirety.

Permanent index number(s) 13-13-327-031-1019

Property address: 4056 N. Sacramento, Unit 3, Chicago, IL 60610

DATED this 10 day of DEC, 2019.

REAL ESTATE TRANSFER TAX		02-Jan-2020
CHICAGO:		1,852.50
CTA:		741.00
TOTAL:		2,593.50 *

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

Keith J. Portman

FIDELITY NATIONAL TITLE

0019033179

10/2

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State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Keith J. Portman





personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 10th day of DEC 2019.

Commission expires _____



Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		02-Jan-2020
		COUNTY: 123.50
		ILLINOIS: 247.00
		TOTAL: 370.50
13-13-327-031-1019		20191201681279 1-128-553-824

NAME AND ADDRESS OF PREPARER:
Thomas Magarian
The Law Offices of Thomas Magarian PC
2623 W. Minnemac Ave, Suite 100
Chicago, IL 60625

Properly Cook County Clerk's Office