

UNOFFICIAL COPY

**WARRANTY DEED
ILLINOIS STATUTORY
(Illinois limited liability
company to Illinois
corporation)**

Doc#: 2002349033 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/23/2020 01:12 PM Pg: 1 of 3

Dec ID 20191201678127
ST/CO Stamp 1-882-452-832 ST Tax \$152.50 CO Tax \$76.25
City Stamp 0-316-345-184 City Tax: \$1,601.25

Mail To:

Christian Bremmer, Esq.
134 N. LaSalle St.
Suite 1330
Chicago, IL 60602

**Send Subsequent Tax
Bills To:**

NEWINVEST, INC.
422 W. Roslyn Pl.
Chicago, IL 60610

RECORDER'S STAMP

THE GRANTOR, PRAIA CAPITAL, LLC, an Illinois limited liability company, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and WARRANTS to NEWINVEST, INC., an Illinois corporation, of Chicago, Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property; general real estate taxes for 2019 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-04-404-026-1025

Property Address: 163 West Division Street, #305, Chicago, Illinois 60610

SIGNATURE PAGE FOLLOWS

WARRANTY DEED: PAGE 1 OF 2

Chicago Title 19GST241048SK 1 OF 1 ASV

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Dated this 27 day of December, 2019.

PRAIA CAPITAL, LLC, an Illinois limited liability company

By: [Signature]
Kevin Folkerts, Manager

STATE OF IL)
)SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin Folkerts, as Manager of PRAIA CAPITAL, 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.

Subscribed and sworn to before me this 27 day of December, 2019.



[Signature]
Notary Public

My Commission Expires: _____

This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091

(Name and Address)

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Christian Bremmer, Esq.
134 N. LaSalle St.
Suite 1330
Chicago, IL 60602

NEWINVEST, INC.
422 W. Roslyn Pl.
Chicago, IL 60610

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LEGAL DESCRIPTION

Order No.: 19GST241048SK

For APN/Parcel ID(s): 17-04-404-026-1025

Unit Number 305, in Division Court Condominiums as delineated on a survey of the following described real estate: Lots 5 through 9, both inclusive and Lot 10 (except the South 12.83 feet of said Lot) in Block 1 in Johnston, Roberts and Storr's Addition to Chicago being a Subdivision of the West 1/2 of the Southeast 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois which Survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as document 26220772 together with its undivided percentage interest in the common elements.

Property of Cook County Clerk's Office