



\*2003141023D\*

Doc# 2003141023 Fee \$88.00

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

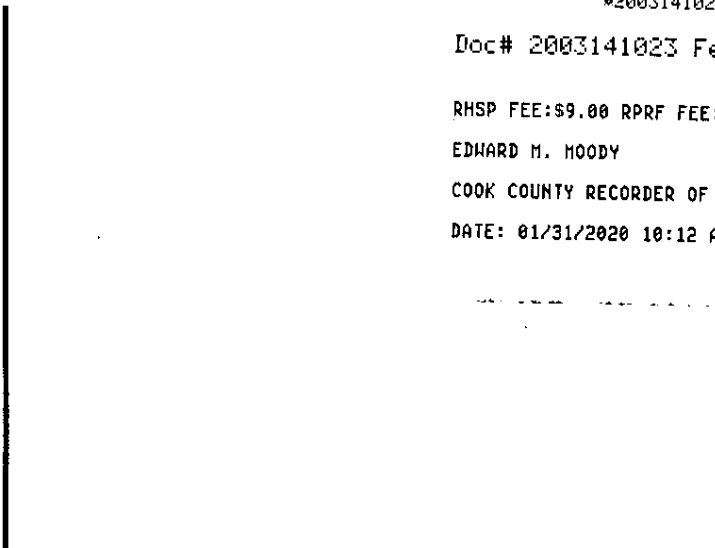
EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2020 10:12 AM PG: 1 OF 3

**WARRANTY DEED**

Statutory (ILLINOIS)



ABOVE SPACE FOR RECORDER'S USE

THE GRANTOR(S), Nicol Kofkin, a single individual, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, SRE 519 W Melrose LLC, an Illinois Limited Liability Company, 3023 North Clark Street, Suite 889, Chicago, Illinois 60657, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

**SUBJECT TO:** Covenants, conditions and restrictions of record, public and utility easements, acts done or suffered by Purchaser, the Condominium Association Declaration and By Laws, and taxes for 2019 and subsequent years.

Permanent Real Estate Index Number(s): 14-21-314-062-1007

Address of Real Estate: 519 West Melrose Street, Unit 205, Chicago, IL 60657

**This instrument was prepared by:**

Dana C. Siragusa, Esq.  
25 E. Washington Street, Suite 700  
Chicago, Illinois 60602

**Record and Mail to:**

Paul Greco, Esq.  
Di Monte & Lizak, LLC  
216 West Higgins Road  
Park Ridge, Illinois 60068

**Send Subsequent Tax Bills to:**

SRE 519 W Melrose LLC  
3023 North Clark Street, Unit 889  
Chicago, Illinois 60657


Chicago Title (L) 19/W 7139807 LLC HO 1st

S Y  
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S L  
M  
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INT MD

✓

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor(s), have caused their names to be signed to this Warranty Deed to be effective this 10th day of January, 2020.

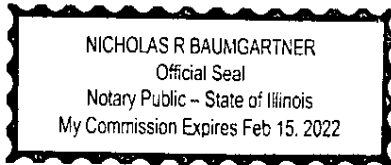
By:   
Nicole Kofkin

By: \_\_\_\_\_

STATE OF Illinois, COUNTY OF Cook ss.



I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that, Nicole Kofkin personally known to me to be the same person(s) whose name(s) has subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 6th day of January, 2020




  
Notary Public

My commission expires: 2/15/2022

REAL ESTATE TRANSFER TAX		27-Jan-2020
	COUNTY:	126.00
	ILLINOIS:	252.00
	<b>TOTAL:</b>	<b>378.00</b>

14-21-314-062-1007 | 20200101696793 | 1-929-814-880

REAL ESTATE TRANSFER TAX		27-Jan-2020
	CHICAGO:	1,890.00
	CTA:	756.00
	<b>TOTAL:</b>	<b>2,646.00 *</b>

14-21-314-062-1007 | 20200101696793 | 1-929-814-880

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

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EXHIBIT 'A'  
LEGAL DESCRIPTION

Unit 205, IN THE METRO ON MELROSE CONDOMINIUM ASSOCIATION, BEING A CONDOMINIUM OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 AND 2 IN COUNTY CLERK'S DIVISIONS OF SUBLOTS 3 TO 9, INCLUSIVE, AND PART OF LOT 2 IN ASSESSOR'S DIVISION OF LOTS 27 AND 28 IN PINE GROVE, BEING A SUBDIVISION OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN#'s: 14-21-314-062-1007

Address: 519 West Melrose Street, Unit 205, Chicago, IL 60657

Property of Cook County Clerk's Office