

23

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WARRANTY DEED

Statutory (ILLINOIS)

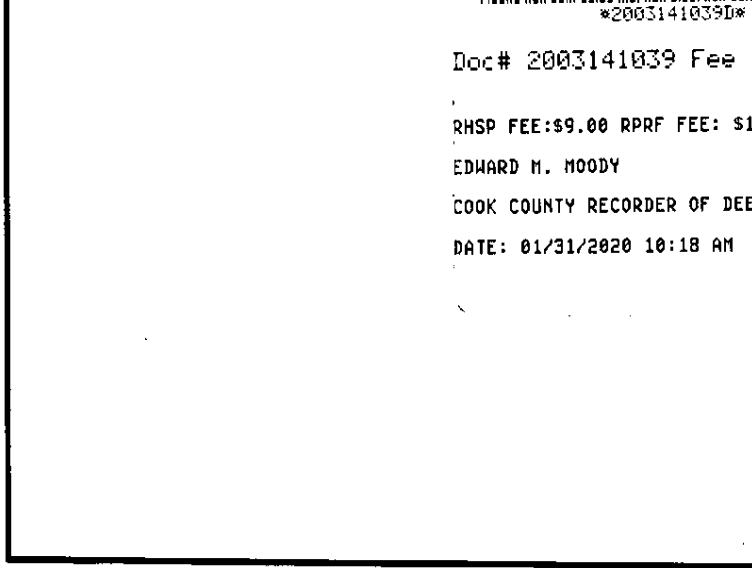
Doc# 2003141039 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2020 10:18 AM PG: 1 OF 3



ABOVE SPACE FOR RECORDER'S USE

THE GRANTOR(S), Jake Hobbs, LLC, an Illinois Limited Liability Company, 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): 14-21-314-062-1022

Address of Real Estate: 519 West Melrose Street, Unit 306, 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

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Chicago Title (L) 19NW 139822 LFE JD 10/1

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IN WITNESS WHEREOF, said Grantor(s), have caused their names to be signed to this Warranty Deed to be effective this 5 day of January, 2020



Jake Hobbs, LLC,

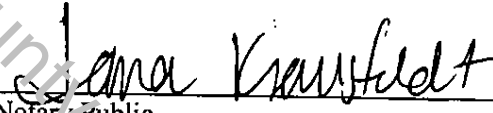

By: Joshua D. Jacobs
Its: Authorized Member

STATE OF IL COUNTY OF DuPage ss.


I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that, Joshua D. Jacobs 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 5th day of January, 2020

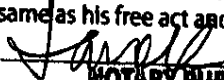
REAL ESTATE TRANSFER TAX		27-Jan-2020	
		COUNTY:	98.25
		ILLINOIS:	196.50
		TOTAL:	294.75
14-21-314-062-1022 20200101697214 0-591-997-792			


Notary Public

My commission expires: October 2020

REAL ESTATE TRANSFER TAX		27-Jan-2020	
		CHICAGO:	1,473.75
		CA:	589.50
		TOTAL:	2,063.25
14-21-314-062-1022 20200101697214 0-028-568-416			

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

State of Illinois
County of DuPage
On this 5th day of January, 2020
before me personally appeared Joshua Jacobs
to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
SEAL (signed) 
NOTARY PUBLIC

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EXHIBIT A LEGAL DESCRIPTION

Order No.: 19NW7139822LFE

For APN/Parcel ID(s): 14-21-314-062-1022

UNIT NUMBER 306 IN THE METRO ON MELROSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 IN COUNTY CLERK'S DIVISION 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;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625145103; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office