### **UNOFFICIAL COPY**

WARRANTY DEED COOK STATUTORY

(LLC to Individual)

Doc#. 2003647017 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 02/05/2020 08:54 AM Pg: 1 of 3

Dec ID 20200101602882

ST/CO Stamp 0-814-635-872 ST Tax \$247.00 CO Tax \$123.50

City Stamp 1-351-506-784 City Tax: \$2,593.50

(The Above Space for Recorder's Use Only)

THE GRANTOR, NEWNA, Litt, a limited liability company created and existing under and by virtue of the laws of the State of Arizona and duly authorized to transact business in the State of Illinois, and pursuant to authority given by the Manager of said limited liability company for an in consideration of ten dollars (\$10.00), an tother good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, does hereby CONVEY and WARRANT to Jessica Clements, Converse of all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

#### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 20-27-212-042-0000

Property Address: 7246 S. Champlain Ave., Chicago, IL 60619

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

PROMITY NATIONAL TITLE OC 19033500

## **UNOFFICIAL COPY**

I, the undersigned a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ton Sella, and 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 severally acknowledged that as such signed and delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial scal, this / day of Jacuary, 2019.

No ery Public

THIS INSTRUMENT PREPARED BY Law Office of Niko G. Marneris, P.C. 10661 S. Roberts Road, Suite 107 Palos Hills, IL 60465

MAIL TO:

Man

Michael J. Kmiecik, P.C. 7922 S. Pulaski, Ste. 101 Chicago, IL 60652

SEND SUBSEQUENT TAX ECLIS TO:

Jessica Clements 7246 S. Champlain Ave. Chicago, IL 60619

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### **EXHIBIT A** LEGAL DESCRIPTION

THE SOUTH 12 AND 1/2 FEET OF LOT 12 AND LOT 13 IN COREY AND LATHAM'S SUBDIVISION OF THE SOUTHWEST 1/4 OF BLOCK 3 IN NORTON'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 20-27-212-042-0000

Property Address: 7246 S. Champlain Ave., Chicago, IL 60619

	Pools (	),r
REAL ESTATE TRANS	FER TAX	31-3-2020
	CHICAGO:	1,852.50
	CTA:	741.0
	TOTAL:	2,593.50
20-27-212-042-0000	20200101602882	1-351-506-784

<sup>\*</sup> Total does not include any applicable penalty or interest due.

10 TOURNEY CORRECTIONS REAL ESTATE TRANSFER TAX COUNTY: ILLINOIS: 370.50 TOTAL: 20200101602882 0-814-635-872