

UNOFFICIAL COPY

WARRANTY DEED

STATE OF ILLINOIS



Doc# 2003706094 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/06/2020 12:57 PM PG: 1 OF 2

MAIL TO:

JAMES SETNA
217 N. JEFFERSON ST., STE. 601
CHICAGO, IL 60661

THE GRANTOR, Semper Fidelis, LLC an Illinois limited liability company, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority as a member (s) of said company, conveys and warrants to,

Immobiliare Western, LLC,

the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:

(See Attached)

Property Address:

4233-35 S. Champlain Ave., Chicago, IL 60653, subject to: general real estate taxes for the year 2019 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

REAL ESTATE TRANSFER TAX		28-Jan-2020	
	COUNTY:	ILLINOIS:	TOTAL:
	100.00	200.00	300.00
20-03-225-011-0000		20200101697027	
		2-050-173-792	

REAL ESTATE TRANSFER TAX		28-Jan-2020	
	CHICAGO:	CTA:	TOTAL:
	1,500.00	600.00	2,100.00
20-03-225-011-0000		20200101697027	
		1-739-051-872	

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

Dated: December 21, 2019

Semper Fidelis, LLC
By: Elyse Rosenzweig- managing member

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453
19109230

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 Elyse Rosenzweig managing member of Semper Fidelis, LLC is personally known to me to be the same person whose name she subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 21st day of December, 2019

Notary Public

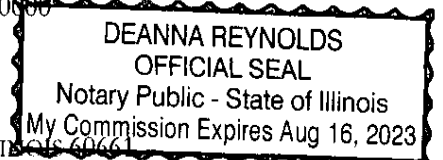
My commission expires: Aug. 16, 2023

Permanent Index Number: 20-03-225-011-0000; 20-03-225-012-0000; 20-03-225-013-0000

Grantees Address:

Mail subsequent tax bills to: IMMOBILIARE WESTERN, LLC
2436 N. WESTERN AVE, CHICAGO, IL 60647

PREPARED BY: IRA T. KAUFMAN- 185 N FRANKLIN ST., 2ND FLOOR, CHICAGO, ILLINOIS 60661



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P 2
S ✓
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SC ✓
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LEGAL DESCRIPTION

LOTS 1, 2 AND 3 IN THE SUBDIVISION OF LOT 22 (EXCEPT THAT NORTH 25 FEET THEREOF) IN MARGARET JOHNSTON'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:
4233 S Champlain Ave
Chicago, IL 60653

PIN#: 20-03-225-011-0000
20-03-225-012-0000
20-03-225-013-0000

Office of Cook County Clerk's Office