

# UNOFFICIAL COPY

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Doc# 2004922064 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/18/2020 09:17 AM PG: 1 OF 2

**FIRST AMERICAN TITLE**  
**FILE # 2970222**

2/14

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**20-14-310-086-0000**

(Parcel Identification Number)

**WARRANTY DEED**

THE GRANTOR 61<sup>ST</sup> & ELLIS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto NICOLE CIPRIANI, A SINGLE WOMAN, AND DANIEL JOHNSON, A SINGLE MAN, with a current address of 5473 S. INGLESIDE AVENUE, CHICAGO, IL 60615, hereinafter collectively referred to as "Grantee", as tenants in common with NICOLE CIPRIANI entitled to an EIGHTY PERCENT (80%) SHARE and DANIEL JOHNSON entitled to a TWENTY PERCENT (20%) SHARE, the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

**THE NORTH HALF OF LOT 19 IN THE SUBDIVISION OF BLOCK 3 (EXCEPT THE NORTH 50 FEET THEREOF) IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT 2 1/2 ACRES) IN SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 6121 S. ELLIS AVENUE, CHICAGO, ILLINOIS 60637.**

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

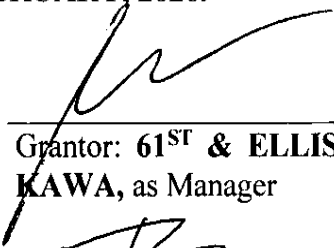
TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

S /  
 P 2  
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 ST  
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 INT

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WITNESS Grantor's hand this 10<sup>TH</sup> day of FEBRUARY, 2020.

  
Grantor: 61<sup>ST</sup> & ELLIS, LLC, by **MARCIN KAWA**, as Manager


  
Grantor: 61<sup>ST</sup> & ELLIS, LLC, by **BENJAMIN VAN HORNE**, as Manager

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **MARCIN KAWA** and **BENJAMIN VAN HORNE** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his 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 10<sup>TH</sup> day of FEBRUARY, 2020.




  
Notary Public

MAIL DEED, AFTER RECORDING, TO:



Nicole Cipriani  
6121 S. Ellis Ave  
Chicago IL 60637

SEND FUTURE TAX BILLS TO:

Nicole Cipriani  
6121 S. Ellis Ave  
Chicago IL 60637

REAL ESTATE TRANSFER TAX		11-Feb-2020
	CHICAGO:	5,692.50
	CTA:	2,277.00
	<b>TOTAL:</b>	<b>7,969.50 *</b>
20-14-310-086-0000   20200201612868		0-699-729-760

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

REAL ESTATE TRANSFER TAX		11-Feb-2020
	COUNTY:	379.50
	ILLINOIS:	759.00
	<b>TOTAL:</b>	<b>1,138.50</b>
20-14-310-086-0000   20200201612868		0-257-096-544