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2005516202

Doc# 2005516202 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/24/2020 04:26 PM PG: 1 OF 3

WARRANTY DEED

STC 601593 ^{2/3} _{out}

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

THE GRANTOR, **METROPOLIS ROW HOMES LLC**, an Illinois Limited Liability Company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby **CONVEYS** and **WARRANTS** to **DENEEN SANDERS and PAULINE SANDERS** as joint tenants not tenant in common all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject only to: general real estate taxes not due and payable as of the date hereof; applicable zoning and building laws and ordinances; covenants, conditions and restrictions of record; private, public and utility easements; rights, if any, of persons providing private television or communication services; acts done or suffered to be done by Grantee or anyone claiming by, through or under Grantee; and any other matters which shall be insured over by the title insurer;

Permanent Real Estate Index Numbers

20-03-305-001-0000
20-03-305-002-0000

Address of Real Estate

343 E. 43rd Street, Chicago, IL 60653

Dated this 20 day of January, 2020.

METROPOLIS ROW HOMES LLC,
An Illinois Limited Liability Company

By: James Clarke
James Clarke, Manager

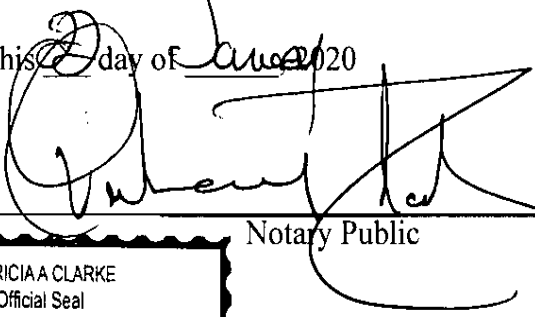
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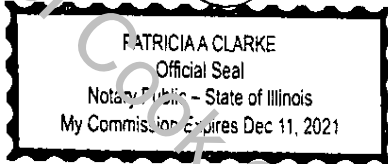
STATE OF ILLINOIS)
)
 COUNTY OF COOK) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **JAMES CLARKE, Manager of METROPOLIS ROW HOMES LLC**, an Illinois Limited Liability Company, 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 acknowledged that they signed and delivered the said instrument as their free and voluntary act, and the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of August 2020



 Notary Public




Send subsequent tax bills to:
 Deneen Sanders
 Pauline Sanders
 343 E. 43rd Street
 Chicago, IL 60653

After recording send to:
 Julie Annette Jones
 Julie Annette Jones, P.C.
 14810 Cicero, Suite 1-C
 Oak Forest, Illinois 60452



This instrument was prepared by:

James R. Pittacora
 Pittacora Law Group, LLC.
 150 S. Wacker Drive, Ste. 1600
 Chicago, IL 60606

REAL ESTATE TRANSFER TAX		10-Feb-2020
	CHICAGO:	4,312.50
	CTA:	1,725.00
	TOTAL:	6,037.50

20-03-305-001-0000 | 20200201607662 | 2-141-620-064

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

REAL ESTATE TRANSFER TAX		10-Feb-2020
	COUNTY:	287.50
	ILLINOIS:	575.00
	TOTAL:	862.50

20-03-305-001-0000 | 20200201607662 | 0-354-351-968

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

THAT PART OF LOTS 19, 20, 21, 22, 23 AND 24 (TAKEN AS A TRACT) IN H. H. HONORE'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS. COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 24; THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 24, 32.75 FEET TO A POINT OF BEGINNING ON THE NORTHERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE CONTINUING NORTH 89 DEGREES 53 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE, 21.49 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID EXTENSION, CENTERLINE, AND SOUTHERLY EXTENSION THEREOF, 61.75 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS WEST, 21.49 FEET TO A POINT ON THE AFORESAID SOUTHERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY EXTENSION, CENTERLINE, AND NORTHERLY EXTENSION THEREOF, 61.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office