

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#. 2009821230 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/07/2020 01:43 PM Pg: 1 of 2

Dec ID 20200301641337  
ST/CO Stamp 1-081-839-840 ST Tax \$420.00 CO Tax \$210.00  
City Stamp 1-846-157-536 City Tax: \$4,410.00

This agreement, made this 27 day of March, 2020, between **FTK 4, LLC**, of 6859 W. Belmont Ave., Chicago, IL 60634, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and

**VICTORIA J MASON and JASON MASON**, of husband + wife  
Chicago, Illinois

not as joint tenants but in Tenancy by the Entirety  
party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part as tenants by the entirety, and to his heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit:

**Legal Description:** LOT 33 IN BLOCK 3 IN WILLIAM E. HATTERMAN'S IRVING PARK BOULEVARD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3914 N. Whipple St. Chicago, IL 60618

PIN: 13-24-102-033-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 20\_\_\_\_ and subsequent years.

THIS IS NOT A HOMESTEAD PROPERTY.

**FTK 4, LLC**

By: Ashley Lebovic by [Signature] as Agent  
Member,  
Ashley Lebovic

AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

2025137 102

# UNOFFICIAL COPY

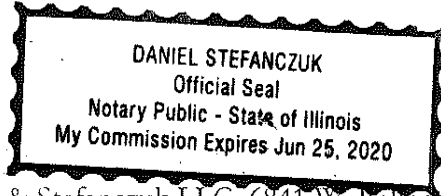
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

*AS ATTORNEY AGENT*

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ASHLEY LEBOVIC** by Kathryn C. Whitacre, personally known to me to be a Member of **FTK 4, LLC**, an Illinois Limited Liability Company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Member, she signed, sealed and delivered the said instrument pursuant to authority given by the Members of said company as their free and voluntary act, and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of March, 2020.

Commission expires June 25, 2020.  
\_\_\_\_\_  
NOTARY PUBLIC



**This instrument prepared by:** Kathryn C. Whitacre, Whitacre & Stefanczuk LLC, 6841 W. Belmont Ave Chicago, IL 60634

MAIL TO:

Jason Mason  
3914 N Whipple  
Chicago Ill 60618

SEND SUBSEQUENT TAX BILLS TO:

Jason Mason  
3914 N. Whipple  
Chicago, Ill 60618

Recorder's Office Box No. \_\_\_\_\_