

# UNOFFICIAL COPY

Doc#: 2009921098 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/08/2020 11:06 AM Pg: 1 of 3

## WARRANTY DEED Statutory (ILLINOIS)

Dec ID 20200301639622  
ST/CO Stamp 1-034-899-680 ST Tax \$290.00 CO Tax \$145.00  
City Stamp 1-571-770-592 City Tax: \$3,045.00

### MAIL TO:

O'Brian Law Group  
15020 S. Ravinia Ave.  
Suite 20  
Orland Park, IL 60462

### TAX BILL TO:

James Gies  
22906 N Pulaski Rd.  
Chicago IL 60641

THE GRANTOR: **CHICAGO BELMONT, LLC**, 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, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **JAMES CRAIG GIES II AND KAITLIN ANN BEER, HUSBAND AND WIFE**, of the City / Village of Chicago, County of Cook, State of Illinois, not as tenants in common and not as joint tenants but as tenants by the entirety, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

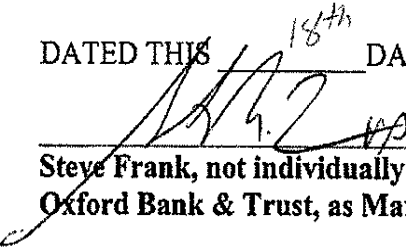
### SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General taxes of 2<sup>nd</sup> installment of 2019 and subsequent years and (a) general real estate tax not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

PERMANENT INDEX NUMBER: 13-27-223-034-0000

PROPERTY ADDRESS: 2906 N PULASKI RD CHICAGO, IL 60641

DATED THIS 18<sup>th</sup> DAY OF March, 2020.

  
Steve Frank, not individually but as Vice President of  
Oxford Bank & Trust, as Manager of Chicago Belmont, LLC

File nr: AT200171  
After recording mail to:  
Altima Title, LLC.  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

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STATE OF Illinois )  
 )  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that **Steve Frank**, not individually but as **Vice President of Oxford Bank & Trust**, as **Manager of Chicago Belmont, LLC**, is 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 18 day of March, 2020.

Commission expires 10/31/22.

Joanna Mazzone  
NOTARY PUBLIC



*Prepared by:*

*Alicja M. Sroka*  
*Alicja M. Sroka & Associates, P.C*  
*Attorney at Law*  
*7742 W Higgins Rd, Unit C102*  
*Chicago, Illinois 60631*

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

### EXHIBIT A

LOT 8 IN BLOCK 4 IN BELMONT GARDENS BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 1913 AS DOCUMENT 5209764, IN COOK COUNTY, ILLINOIS.

Property Address: 2906 N PULASKI RD CHICAGO, IL 60641

Parcel ID Number: 13-27-223-034-0000

Property of Cook County Clerk's Office