

UNOFFICIAL COPY

WARRANTY DEED

This instrument was prepared by:

Alexander Demchenko, Esq.
Demchenko Law, P.C.
120 N. LaSalle St., Suite 950
Chicago, IL 60602

Doc#: 2015746147 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/05/2020 10:04 AM Pg: 1 of 2

Dec ID 20200501674390
ST/CO Stamp 1-774-548-192 ST Tax \$275.00 CO Tax \$137.50
City Stamp 1-237-677-280 City Tax: \$2,887.50

THE GRANTOR, **MBBI CLASSIC BUILDERS LLC**, a 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 (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by its Managers pursuant to the operating agreement of said limited liability company, CONVEYS and WARRANTS to THE GRANTEE, **STEPHAN R. FARRIES**, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 38 IN BLOCK 2 IN ROSENBERG'S SUBDIVISION OF THE NORTH 3 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 20-35-311-010-0000

Address of Real Estate: 8527 S. Drexel ^{Ave} ~~Blvd.~~, Chicago, IL 60619

SUBJECT TO: general real estate taxes not yet due and payable at the time of Closing; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee, TO HAVE AND TO HOLD said premises forever.

[Signature Page Follows]

AFTER RECORDING, MAIL TO:

Stephan R. Faries Ave
8527 S. Drexel ~~Blvd.~~
Chicago, IL 60619

SEND SUBSEQUENT TAX BILLS TO:

(same)

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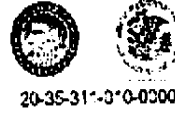
Dated this 5 day of May, 2020.

MBBI CLASSIC BUILDERS LLC

By: Alexander Demchenko
Authorized Agent

REAL ESTATE TRANSFER TAX

07-May-2020



COUNTY:	137.50
ILLINOIS:	275.00
TOTAL:	412.50

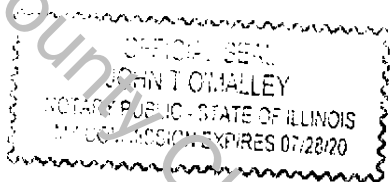
20-35-311-010-0000 | 20200501674390 | 1-774-548-192

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alexander Demchenko, being the duly authorized agent of MBBI Classic Builders LLC, an Illinois limited liability company ("Company"), and 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 as such authorized agent, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the Managers of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and seal, this 5th day of May, 2020.

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX	07-May-2020
CHICAGO:	2,062.50
CTA:	825.00
TOTAL:	2,887.50 *

20-35-311-010-0000 | 20200501674390 | 1-237-677-280

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

Cook County Clerk's Office