

APR - 2020  
SPECIAL

UNOFFICIAL COPY

# WARRANTY DEED

Statutory (Illinois)  
(LLC. to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Doc#: 2019121036 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/09/2020 10:00 AM Pg: 1 of 2

Dec ID 20200501671858  
ST/CO Stamp 0-224-996-576 ST Tax \$115.00 CO Tax \$57.50  
City Stamp 1-456-950-496 City Tax: \$1,268.68

(The Above Space for Recorder's Use Only)

**THIS AGREEMENT**, made this 29th day of April, 2020, between Fair Sites, L.L.C., 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, 820 Church Street, Suite 200, Evanston, IL 60201, party of the first part, and Jose A. Padilla Loza, 4530 S. Knox Ave., Chicago, IL 60632, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN and —————no/100Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said company, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit: (See 2d page for legal description of the real estate).

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

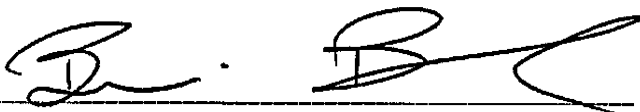
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to: (a) covenants, easements, conditions and restrictions of record, (b) party wall rights, easements and restrictions, if any, (c) building, zoning, and health code violations, if any, and administrative proceedings and legal proceedings pending as a result thereof, if any, and, d) general property taxes and special assessments due for the year 2019 and subsequent years.

Permanent Real Estate Number(s): 19-04-409-023-0000

Address(es) of real estate: 4414 S. LeClaire Ave., Chicago, Illinois.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Agent, this 29th day of April, 2020.

Fair Sites, L.L.C,  
By: Urban Visions, Inc.- Its managing member,

By:   
Brian A. Burak, Agent

# UNOFFICIAL COPY

State of Illinois, County of Lake ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Brian A. Burak personally known to me to be the Agent of the Corporation, 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 Agent, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said Corporation, as his free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of April, 2020.

Commission expires 1-24 20 21

*Nancy Burak*  
\_\_\_\_\_  
NOTARY PUBLIC

*Place Seal Here*



Legal Description: Lot 5 in Block 11 in Frederick H. Bartlett's Central Chicago, a Subdivision in the Southwest 1/4 of Section 4 and the Northeast 1/4 of Section 9, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Prepared by: Brian A. Burak, Esq.  
3116 RFD  
Long Grove, IL 60047

Subsequent tax bills to: Jose A. Padilla Loza  
4530 S. Knox Ave.  
Chicago, IL 60632



Return to: ~~Victoria I. Perez, PC  
4126 N. Lincoln Ave., Unit 1  
Chicago, IL 60618~~



**CHICAGO:** 862.50  
**CTA:** 345.00  
**TOTAL:** 1,207.50 \*

19-04-409-023-0000 | 20200501671858 | 1-456-950-496

Total does not include any applicable penalty or interest due.



**COUNTY:** 57.50  
**ILLINOIS:** 115.00  
**TOTAL:** 172.50

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