

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

797161 1 of 2 KJM

Doc# 2023107278 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/18/2020 11:47 AM Pg: 1 of 3

Dec ID 20200701623264
ST/CO Stamp 1-481-251-552 ST Tax \$1,100.00 CO Tax \$550.00
City Stamp 1-749-687-008 City Tax: \$11,550.00


THE GRANTOR, Performance Enterprises Fund, LLC, an Illinois limited liability company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to Kent Tedford and Lauren Tedford, a married couple as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

FOR LEGAL DESCRIPTION

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



Property Address: 4853 N. Seeley Avenue, Chicago, IL 60625
P.I.N.: 14-07-325-002-0000

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2020.

REAL ESTATE TRANSFER TAX		08-Jul-2020
	CHICAGO:	8,250.00
	CTA:	3,300.00
	TOTAL:	11,550.00 *

14-07-325-002-0000 | 20200701623264 | 1-749-687-008

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

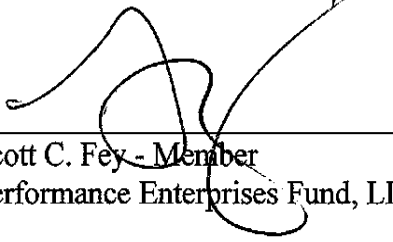
REAL ESTATE TRANSFER TAX		08-Jul-2020
	COUNTY:	550.00
	ILLINOIS:	1,100.00
	TOTAL:	1,650.00

14-07-325-002-0000 | 20200701623264 | 1-481-251-552

****INTENTIONALLY LEFT BLANK – ACKNOWLEDGEMENTS TO FOLLOW****

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Dated: this 2 day of July 2020.



Scott C. Fey - Member
Performance Enterprises Fund, LLC

STATE OF ILLINOIS

COUNTY OF COOK

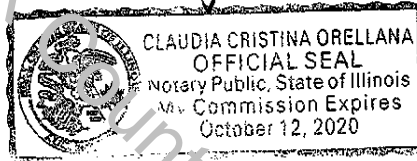
} ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Scott C. Fey is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed 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 2nd day of July 2020.



Notary Public



**THIS INSTRUMENT
PREPARED BY:**

David L. Rudolph
Rudolph Kaplan LLC
20 N. Clark St., Ste #2500
Chicago, IL 60602

WHEN RECORDED

RETURN TO:

Kent Tedford
4853 N. Seeley Ave.
Chicago, IL 60625

SEND FUTURE TAX

BILLS TO:

Kent Tedford
4853 N. Seeley Ave.
Chicago, IL 60625

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Exhibit A - Legal Description

Lot 44 in Block 2 in Culver Park, being E.H. Gammon's Subdivision of Lots 1 and 2 in Marbach and others Subdivision of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office