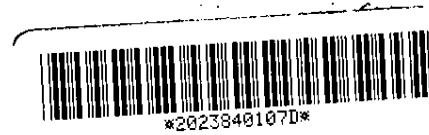


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9

## WARRANTY DEED ILLINOIS STATUTORY CORP TO LLC



Doc# 2023840107 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/25/2020 11:51 AM PG: 1 OF 3

### MAIL TO:

Mr. Anthony R. Phelps  
Reno & Zahm LLP  
2902 McFarland Rd., Suite 400  
Rockford, IL 61107

### NAME/ADDRESS OF TAXPAYER:

AJFA 1730, LLC  
619 W. Jefferson St.  
Rockford, IL 61103

### RECORDER'S STAMP

THE GRANTOR, **EMJM PROPERTIES INC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS unto AJFA 1730, LLC, an Illinois limited liability company, of 619 W. Jefferson St., Rockford, IL 61103, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

*See attached Legal Description as Exhibit A*

Property Index Numbers: 16-12-320-030-1002

Common Address: 3026 W. Washington Blvd., Unit B  
Chicago, Illinois 60612

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing; and the rights of tenants under existing leases affecting the Property.

20GSA011192LP  
NUM 1011

Chicago Title

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INT

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and Secretary this 12 day of August, 2020.

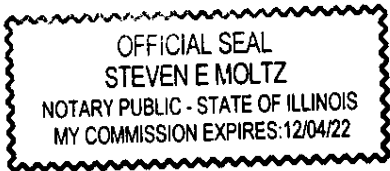
**EMJM PROPERTIES INC.,**  
an Illinois corporation

By: Joy I. McFadden  
Its: President and Secretary

STATE OF ILLINOIS        )  
  )        SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Joseph McFadden, personally known to me to be the President and Secretary of **EMJM PROPERTIES INC.**, an Illinois 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 severally acknowledged that as such President and Secretary 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 12 day of August, 2020.





[Signature]  
Notary Public

This instrument prepared by:

Steven E. Moltz  
PALMISANO & MOLTZ  
19 S. LaSalle St., Suite 900  
Chicago, IL 60603

REAL ESTATE TRANSFER TAX		19-Aug-2020
	CHICAGO:	1,200.00
	CTA:	480.00
	TOTAL:	1,680.00
16-12-320-030-1002   20200801659121   1-167-741-408		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		19-Aug-2020
	COUNTY:	80.00
	ILLINOIS:	160.00
	TOTAL:	240.00
16-12-320-030-1002   20200801659121   2-058-965-472		

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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NUMBER 3026-B IN THE 3026 W. WASHINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 7 (EXCEPT THE EAST 25 FEET) IN GRAYDON AND LAWSON'S SUBDIVISION OF BLOCK 20 IN LEE AND OTHERS' SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 22, 2008 AS DOCUMENT NUMBER 0811316036, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 1A:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0811316036.

Property Index Number: 16-12-320-030-1002

Common Address: 3026 W. Washington Blvd., Unit B, Chicago, Illinois 60612