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11

WARRANTY DEED

ILLINOIS STATUTORY
CORP TO LLC

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



Doc# 2023840109 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/25/2020 11:52 AM PG: 1 OF 3

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: 16-12-320-029-1001

Common Address: 3024 W. Washington Blvd., Unit A
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.

20GSA011197UP
MTM 1041

Chicago Title

SV
P/3
S
M
SC
E
MNT

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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.

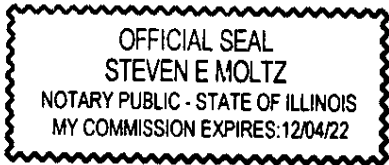
EMJM PROPERTIES INC.,
an Illinois corporation

By: *Joseph J. 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.



Steven E. Moltz
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:	1,125.00
	CTA:	450.00
	TOTAL:	1,575.00 *

16-12-320-029-1001 | 20200801658866 | 1-843-679-712

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

REAL ESTATE TRANSFER TAX		19-Aug-2020
 	COUNTY:	75.00
	ILLINOIS:	150.00
	TOTAL:	225.00

16-12-320-029-1001 | 20200801658866 | 2-052-600-288

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 3024-A IN THE 3024 W. WASHINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE EAST 25 FEET OF LOT 7 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 0811216035, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0811316035.

Property Index Number: 16-12-320-029-1001

Common Address: 3024 W. Washington Blvd., Unit A, Chicago, Illinois 60612