

UNOFFICIAL COPY

Doc#: 2028507256 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/13/2020 12:00 PM Pg: 1 of 3

Dec ID 20200801671749
ST/CO Stamp 1-542-386-144 ST Tax \$590.00 CO Tax \$295.00
City Stamp 0-318-550-496 City Tax: \$6,195.00

WARRANTY DEED

PROPERTY TITLE
Cook County Recorder of Deeds
Chicago, IL 60601

THE GRANTOR, **METROPOLIS ROW HOMES, LLC**, an Illinois Limited Liability Company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby **CONVEYS** and **WARRANTS** to **CHARLES EMMANUEL COOK, JR., and SIVA S COOK** ^{Husband and Wife} of 421 Livingston Drive, New Lenox, IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject only to: general real estate taxes not due and payable as of the date hereof; applicable zoning and building laws and ordinances; covenants, conditions and restrictions of record; private, public and utility easements; rights, if any, of persons providing private television or communication services; acts done or suffered to be done by Grantee or anyone claiming by, through or under Grantee; and any other matters which shall be insured over by the title insurer.

Permanent Real Estate Index Numbers

20-03-305-001-0000 d
20-03-305-002-0000

Address of Real Estate

4309 S. Calumet Avenue
Chicago, IL 60653

Dated this 17 day of August, 2020.

METROPOLIS ROW HOMES, LLC,
An Illinois Limited Liability Company

By: _____

James Clarke, Manager

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that JAMES CLARKE, Manager of Metropolis Row Homes, LLC, an Illinois Limited Liability Company, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of August, 2020.



[Handwritten Signature]
 Notary Public

Send subsequent tax bills to:
 Charles Cook
 4309 S. Calumet Avenue
 Chicago, IL 60653

After recording send to:
 Oscar Morgan, Esq.
 Morgan Legal Group
 6176 Providence Drive
 Carpentersville, IL 60110
Charles E. Cook, Jr
4309 S. CALUMET AVE
CHICAGO IL 60653

This instrument was prepared by:

James R. Pittacora
 Nisen & Elliott, LLC.
 200 W. Adams Street, Ste. 2500
 Chicago, IL 60606

REAL ESTATE TRANSFER TAX		15-Aug-2020
CHICAGO:		4,425.00
CTA:		1,770.00
TOTAL:		6,195.00 *

20-03-305-001-0000 | 20200801671749 | 0-318-550-496

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

REAL ESTATE TRANSFER TAX		25-Aug-2020
COUNTY:		295.00
ILLINOIS:		590.00
TOTAL:		885.00

20-03-305-001-0000 | 20200801671749 | 1-542-386-144

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Exhibit A- Legal Description

THAT PART OF LOTS 19, 20, 21, 22, 23 AND 24 (TAKEN AS A TRACT) IN H. H. HONORE'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS. COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT, 24.68 FEET TO A POINT OF BEGINNING ON THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE CONTINUING NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE OF TRACT, 21.72 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS EAST, ALONG SAID EXTENSION, CENTERLINE, AND THE EASTERLY EXTENSION THEREOF, 63.00 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 21.72 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE AFORESAID CENTER LINE OF A PARTY WALL; THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS WEST, ALONG SAID EXTENSION, CENTERLINE AND WESTERLY EXTENSION THEREOF, 63.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office