

# UNOFFICIAL COPY

Greater Illinois Title Co.  
300 E. Roosevelt Road  
Wheaton, IL 60187

GIT File #: 41057020G

Doc#: 2032638251 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/23/2020 02:42 PM Pg: 1 of 4

Dec ID 20200901603254  
ST/CO Stamp 1-303-289-312 ST Tax \$390.00 CO Tax \$195.00  
City Stamp 0-693-575-136 City Tax: \$4,095.00

## RECORDING COVER SHEET

Cook County

TYPE OF DOCUMENT: Warranty Deed

Re.:

PARCEL 1: UNIT 3-W OF 1148 W. ROSCOE TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VITA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0510527100, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-24, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property address: 1148 West Roscoe Street, Unit 3W, Chicago, IL 60657  
Tax Number: 14-20-411-070-1014

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WARRANTY DEED  
(Individual to LLC)

GIT

410570209 (11)

THE GRANTOR, MARGARET WEHMER

ANDERS, formerly known as MARGARET WEHMER, a married Individual, of Chicago, County of COOK, Illinois, for and in consideration of TEN AND NO/100's DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to KGC PROPERTIES LLC, a Florida Limited Liability Company, all interest in the following described Real Estate situated in the county of COOK, to-wit:

Property of Cook County Clerk's Office

PARCEL 1: UNIT 3-W OF 1148 W. ROSCOE TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VITA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0510527100, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Permanent Index Number: 14-20-411-070-1014

Address of Real Estate: 1148 W. Roscoe St., Unit 3W, Chicago, IL 60657

SUBJECT TO: General real estate taxes for 2020 and subsequent years, covenants, conditions and restrictions of record; and building lines and easements.

DATED 18 day of September, 2020



MARGARET WEHMER ANDERS, Formerly known as MARGARET WEHMER.

Hereby releasing any and all Homestead Rights:

  
PATRICK ANDERS

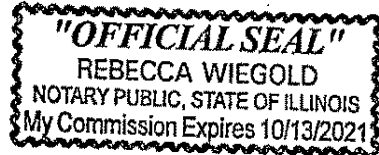
State of Illinois )  
) SS

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County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Margaret + Patrick Anders, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, acknowledged that (he/she/they) signed, sealed and delivered the instrument as (his/her/their) free and voluntary act, for the uses and purposes set forth therein, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 18 day of September 2020.

Rebecca Wiegold  
Notary Public



Property of Cook County Clerk's Office

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This instrument was prepared by:

The Law Offices of Barry J. Walsh, LLC



823 Forest Ave.


River Forest, IL 60305

**MAIL RECORDED INSTRUMENT TO:**

ROSENTHAL LAW GROUP, LLC  
3700 W. DEVON AVE., SUITE E  
LINCOLNWOOD, IL 60712

GRANTEES ADDRESS  
SEND SUBSEQUENT TAX BILLS TO:  
KGC Properties  
Kali Van Bebber  
1148 W Roscoe Unit 3W  
Chicago IL 60657

REAL ESTATE TRANSFER TAX		13-Oct-2020	
	COUNTY:		195.00
	ILLINOIS:		390.00
	TOTAL:		585.00
14-20-411-070-1014   20200901603254   1-303-289-312			

REAL ESTATE TRANSFER TAX		13-Oct-2020	
	CHICAGO:		2,925.00
	CTA:		1,170.00
	TOTAL:		4,095.00 *
14-20-411-070-1014   20200901603254   0-693-575-136			
* Total does not include any applicable penalty or interest due.			