



WARRANTY DEED

PREPARED BY: Keoini Haynes Wells 22 W. Washington Suite 1500 Chicago, IL 60602

Doc# 2033333032 Fee \$93.00 RHSP FEE:\$9.00 RPRF FEE: \$1.00 EDWARD M. HOODY COOK COUNTY RECORDER OF DEEDS DATE: 11/30/2020 12:51 PM PG: 1 OF 3

Return to: Lakeland Title Services 1300 Iroquois Ave., Ste 100 Naperville, IL 60563

Reserved for Recorder's use only.

This Indenture made this 5th day of June 2020, between SJD DEVELOPMENT GROUP LLC, an Illinois limited liability company, having a principal place of business in Burr Ridge, DuPage County, Illinois (hereinafter the "Grantor"), and AUTUMN SMITH, A single woman, having a residence in Chicago, Cook County, Illinois (the "Grantee").

87017 S. PAXTON AVE UNIT 1N

NOW THEREFORE, WITNESS that Grantor and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby CONVEY AND WARRANT unto the Grantee the following described property, situated in the County of Cook, and State of Illinois, to wit:

UNIT 1N AND THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENTS P-5 AND S-4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PAXTON AVENUE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0603119030, IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 7018 S. Paxton Ave., Unit 1N, Chicago, IL 60649 PIN: 20-24-424-024-1003

Subject to: (i) Real taxes for the year 2019 and subsequent years and (ii) covenants, restrictions and easements of record, if any.

SEND RECORDED DEED TO:

Linda Bai 207 N. Walnut Street Itasca, IL 60143

SEND FUTURE TAX BILLS TO:

Autumn Smith 7018 N. Paxton, Unit Chicago, IL 60649

Handwritten list: S, P, S, M, N, NT with checkmarks and numbers.

Table with REAL ESTATE TRANSFER TAX, CHICAGO: 1,237.50, CTA: 495.00, TOTAL: 1,732.50 \* 12-Jun-2020

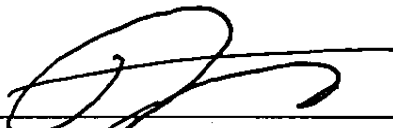
Table with REAL ESTATE TRANSFER TAX, COUNTY: 82.50, ILLINOIS: 165.00, TOTAL: 247.50 14-Oct-2020

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

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the date first written above.

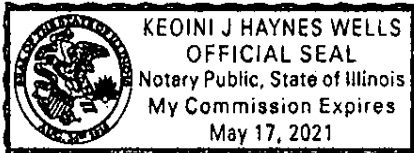
SJD DEVELOPMENT GROUP LLC

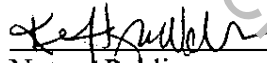
BY:   
Dev P. Patel  
Manager

STATE of ILLINOIS        )  
  ) ss  
COUNTY of COOK        )

I, the undersigned, a Notary Public in and for the county and state aforesaid, does hereby certify that Dev P. Patel known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument, as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 5<sup>th</sup> day of June 2020.



  
Notary Public

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UNIT 1N AND THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENTS P-5 AND S-4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PAXTON AVENUE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0603119030, IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

*Plot# 20-24-424-024-1003*

Property of Cook County Clerk's Office