

# UNOFFICIAL COPY

Doc#. 2035012094 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/15/2020 12:23 PM Pg: 1 of 4

## WARRANTY DEED

STATE OF ILLINOIS  
INCORPORATED COMPANY  
TO INDIVIDUAL

Dec ID 20201001614870  
ST/CO Stamp 0-360-164-320 ST Tax \$815.00 CO Tax \$407.50  
City Stamp 1-702-341-600 City Tax: \$8,557.50

20 ESC 017 38 5 NA 1/2

*Above Space for Recorder's Use Only*

**THE GRANTOR, 1251 MAPLEWOOD, INC.**, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING A INCORPORATED COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS AND DULY AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, AND PURSUANT TO AUTHORITY GIVEN BY THE MEMBERS OF SAID INCORPORATED COMPANY,

**CONVEYS AND WARRANTS TO COLIN CONWAY,**

BEING A INCORPORATED COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS AND DULY AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF ILLINOIS,

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

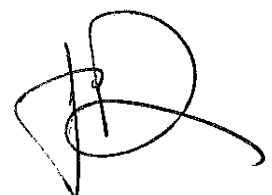
**SEE ATTACHED LEGAL DESCRIPTION.**

**PROPERTY ADDRESS: 1251 NORTH MAPLEWOOD AVENUE, CHICAGO, ILLINOIS 60622**  
**PERMANENT INDEX NUMBER(s): 16-01-227-003-0000**

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS:

10/22/2020



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1251 MAPLEWOOD, INC.

BY:  \_\_\_\_\_ (SEAL)  
JOHN DAVIDOFF, MANAGING MEMBER

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK )

I, DEANNA S. RYAN, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT JOHN DAVIDOFF, MANAGING MEMBER OF **1251 MAPLEWOOD, INC., AN ILLINOIS INCORPORATED COMPANY** PERSONALLY KNOWN TO ME TO BE THE MANAGING MEMBER OF THE INCORPORATED COMPANY 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 ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS SUCH MANAGING MEMBER OF SAID INCORPORATED COMPANY AS THEIR FREE AND AS THE FREE AND VOLUNTARY ACT OF SAID INCORPORATED COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF NOVEMBER, 2020.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

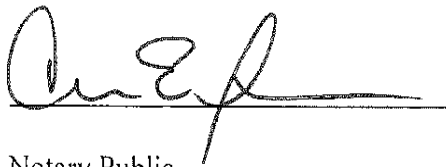
<p>This Instrument was Prepared By:</p> <p>Ryan Law Group, Ltd. 2661 N. Lincoln Ave, Floor 1 Chicago, Illinois 60614</p>	<p>Send Subsequent Tax Bills to:</p> <p>Colin Conway 6309 N. Natoma <del>1251 N. Maplewood Ave</del> Chicago, IL 60622 31</p>	<p>After Recording Mail To:</p> <p>Colin Conway 6309 N. Natoma Chicago, IL 60631</p>
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## Remote Notarization Certification

**Carrie Tanksley**, a notary in and for the County of Cook, State of Illinois, hereby certify that while I was physically present in the state of Illinois, John Davidoff manager of 1251 Maplewood Inc (name/s of person/s), also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the Unity Deed (document) consisting of 2 pages, to which this Remote Notarization Certification page is attached to and made a part thereof.

Signed and Sworn to before me this 22 day Of October, 2020.



Notary Public



Commission Expires:

(Seal)

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Order No.: 20GSC017385NA

For APN/Parcel ID(s): 16-01-227-003-0000

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LOT 45 IN BLOCK 6 IN WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office