

UNOFFICIAL COPY

Doc# 2102555179 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/25/2021 04:01 PM Pg: 1 of 3

Dec ID 20200901608685
ST/CO Stamp 1-599-200-736 ST Tax \$435.50 CO Tax \$217.75
City Stamp 1-054-854-624 City Tax: \$4,572.75

410554856 (1/2)

WARRANTY DEED
ILLINOIS STATUTORY

GIT

Proposed of Cook County Clerk's Office

THE GRANTORS, INVESTCO PRO, LLC AN ILLINOIS LIMITED LIABILITY COMPANY, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to BERT CONNELLY AND MELISSA LEWANDOWSKI, ~~***~~, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

ADDRESS OF PROPERTY: 1517 W 18TH PLACE, UNIT 3, CHICAGO, IL 60608

P.I.N.: 17-20-309-016-0000

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 25th day of September 2020 .



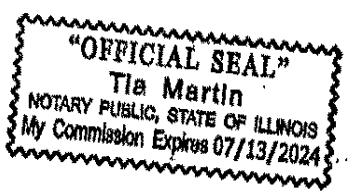
INVESTCO PRO, LLC - MINGLIN DENG,
MANAGER (SEAL)

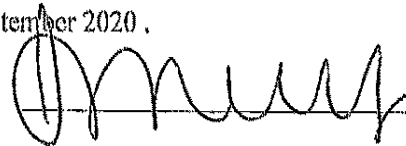
*** AS JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP
AND NOT AS TENANTS
IN COMMON

STATE OF IL
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said City, in the State aforesaid, CERTIFY THAT MINGLIN DENG personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 25TH of September 2020 .





(Notary Public)



UNOFFICIAL COPY


Prepared By: JACOBSON LEGAL SERVICES 100 N RIVERSIDE PLAZA SUITE 2400 CHICAGO, IL 60606

Mail To: ROBERT F. TWEEDE
2850 - 45TH ST. SUITE A
HIGHLAND, INDIANA 46322

Name & Address of Taxpayer:

BERT CONNELLY AND
MELISSA LEWANDOWSKI
1517 W. 18TH PLACE, UNIT 3
CHICAGO, IL 60608

REAL ESTATE TRANSFER TAX		15-Oct-2020
	COUNTY:	217.75
	ILLINOIS:	435.50
	TOTAL:	653.25
17-20-309-018-0000 20200901608685 1-599-200-738		

REAL ESTATE TRANSFER TAX		15-Oct-2020
	CHICAGO:	3,266.25
	CTA:	1,306.50
	TOTAL:	4,572.75 *
17-20-309-018-0000 20200901608685 1-054-854-624		
* Total does not include any applicable penalty or interest due.		

UNOFFICIAL COPY

EXHIBIT "A"

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1517 W. 18TH PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 2035712079, IN THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THERE WERE NO TENANTS AS THIS IS NEW CONSTRUCTION.

THE DEED TO THE SUBJECT UNIT MUST CONTAIN A STATEMENT RECITING THAT THE TENANT OF THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT, OR THE TENANT DID NOT HAVE AN OPTION TO PURCHASE THE UNIT, UNLESS THE TENANT IS THE PURCHASER, IN WHICH CASE THIS SHOULD BE DISCLOSED.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITING AND STIPULATED AT LENGTH HEREIN.

FOR INFORMATIONAL PURPOSES ONLY THE PROPERTY IS COMMONLY KNOWN AS: 1517 W. 18TH PLACE, UNIT 3, CHICAGO, IL 60608.

Property address: 1517 West 18th Place, Unit 3, Chicago, IL 60608
Tax Number: 17-20-309-018-0000