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CB 1 of 1



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2103601362 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/05/2021 11:27 AM Pg: 1 of 2

Dec ID 20201001644493
ST/CO Stamp 1-057-393-632 ST Tax \$300.00 CO Tax \$150.00
City Stamp 1-563-954-144 City Tax: \$3,150.00

THE GRANTOR, BCL-1414 Catalpa LLC, an Illinois Limited Liability Company created and existed under the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Christopher G. Pera and Kearby J. Kaiser, married to each other, as Tenants by the Entirety, not as Tenants in Common.

(GRANTEE'S ADDRESS)

of the County of Cook County, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 39 IN C. A. PENNER'S ADDITION TO EDGEWATER BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 LYING EAST OF THE EAST LINE OF CLARK STREET OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 IN COOK COUNTY, ILLINOIS

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number(s): 14-08-102-047-0000
Address(es) of Real Estate: 1414 West Catalpa Avenue, Chicago Illinois 60614

In Witness Whereof, the undersigned has made, executed, and delivered this deed as of this 30th Day of October 2020.

By Rob Wilbur
Rob Wilbur, Authorized Agent on behalf of BCL-1414 Catalpa LLC

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Rob Wilbur, personally known to me to be Authorized Agent on behalf of BCL-1414 Catalpa LLC and personally known to me to be the same person(s) whose names(s) are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30 day of October 2020



Jaime Szubart (Notary Public)

Prepared By: Barnett Capital
450 Skokie Blvd, Suite 604
Northbrook, Illinois 60062

Mail To:

Barry R. Bartlett
Bartlett Associates, LLC
936 North Howe Street
Chicago, Illinois 60610

Name & Address of Taxpayer:

Christopher G. Pena and Kearby J. Kaiser
1414 West Catalpa Ave.
Chicago, IL 60614

Property of Cook County Clerk's Office