

# UNOFFICIAL COPY

**WARRANTY DEED  
Statutory (Illinois)**

Stc 1020468  
10F2  
SB

Doc#: 2104201187 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/11/2021 09:29 AM Pg: 1 of 3

Dec ID 20210101614697  
ST/CO Stamp 1-984-067-600 ST Tax \$78.00 CO Tax \$39.00  
City Stamp 2-094-403-600 City Tax: \$819.00

THE GRANTOR, Fourforfive LLC, a Nevada Limited Liability Company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to Sophia Alexis Vela, a single woman, of the City of Chicago, County of Cook, State of Illinois, as Sole Owner of the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

FOR LEGAL DESCRIPTION  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 6807 S. Cornell Avenue, Unit 1N, Chicago, Illinois 60649  
P.I.N.: 20-24-309-002-0000

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not yet due and payable.

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 property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein. As there were no tenants in the building at time Grantor acquired its interest, the tenant did not have a legal right to purchase the unit.

Dated: this 19<sup>th</sup> day of January, 2021.

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Fourforfive LLC

Loic Pillon, Manager

STATE OF NEVADA

COUNTY OF Clark

} SS.

REAL ESTATE TRANSFER TAX

22-Jan-2021



CHICAGO:	585.00
CTA:	234.00
<b>TOTAL:</b>	<b>819.00 *</b>

20-24-309-002-0000 | 20210101614697 | 2-094-403-600

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

REAL ESTATE TRANSFER TAX

22-Jan-2021



COUNTY:	39.00
ILLINOIS:	78.00
<b>TOTAL:</b>	<b>117.00</b>

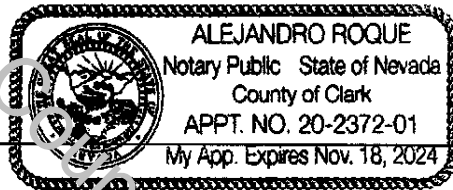
20-24-309-002-0000 | 20210101614697 | 1-984-067-600

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Loic Pillon is 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 19 day of January, 2021.

Alejandro Roque

Notary Public



**THIS INSTRUMENT**

**PREPARED BY:**

David L. Rudolph, Esq.  
Rudolph Kaplan LLC  
738 N. Wells St.  
Chicago, IL 60654

**WHEN RECORDED**

**RETURN TO:**

Roberta Cioe Buoscio  
Attorney at Law  
12 West 15th Street  
Chicago Heights, IL 60411

**SEND FUTURE TAX**

**BILLS TO:**

Sophia Alexis Vela  
6807 S. Cornell Avenue  
Unit 1N  
Chicago, IL 60649

# UNOFFICIAL COPY

## ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exhibit A - Legal Description

UNIT NO. 1N IN, IN THE 6807 S. CORNELL AVENUE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 37 AND 38 IN BLOCK 6 IN SOUTH JACKSON PARK SUBDIVISION IN THE NORTHWEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2036522050, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.*

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008UN - ALTA Commitment For Title Insurance (8/1/16)

