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Doc# 2105604009 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/25/2021 09:52 AM PG: 1 OF 3

WARRANTY DEED
ILLINOIS STATUTORY
Individuals to LLC

Chicago Title

2005C 07703152 1/2

GRANTOR, MARIUS TOADER, married to **SIMONA MARIA TOADER**, of Dune Acres, Indiana, for Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, **CONVEYS** and **WARRANTS** to **GRANTEE, WOODLAND PARK CHICAGO LLC**, a Delaware limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

GRANTOR also hereby grants to the **GRANTEE**, and its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium,

SUBJECT TO: (1) General Real Estate Taxes not yet due and payable at the time of closing; (2) covenants, conditions and restrictions of record; and (3) building lines and easements, if any, provided they do not interfere with the use and enjoyment of the Property as a residential condominium,

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

Dated: January 8, 2021

Marius Toader

MARIUS TOADER

A. Toader

SIMONA MARIA TOADER

(for purposes of waiving Homestead only)


BY Y
P 3
S Y-2
M _____
SC _____
E _____
INT AK

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that **MARIUS TOADER** and **SIMONA MARIA TOADER**, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 8th day of January, 2021.

 _____ (Notary Public)





Prepared by:

MITCHELL M. ISEBERG, ESQ.
161 N. Clark Street, Suite 1600
Chicago, IL 60601


After Recording, Mail To:

FELICIA M. DIGIOVANNI, ESQ.
Spina, McGuire & Okal, P.C.
7610 W. North Avenue
Elmwood Park, IL 60707

REAL ESTATE TRANSFER TAX		12-Jan-2021
	COUNTY:	49.50
	ILLINOIS:	99.00
	TOTAL:	148.50
17-34-219-150-1110 20210101605413 2-074-112-016		

Name and Address of Taxpayer:

WODDLAND PARK CHICAGO LLC
333 W. North Ave., #415
Chicago, Illinois 60610

REAL ESTATE TRANSFER TAX		12-Jan-2021
	CHICAGO:	742.50
	CTA:	297.00
	TOTAL:	1,039.50 *
17-34-219-150-1110 20210101605413 0-810-065-936		

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

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EXHIBIT A to Deed

LEGAL DESCRIPTION

PARCEL 1:

UNIT 637-211 AND P-41 IN THE WOODLANDS OF BRONZEVILLE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOT 2, THE ALLEY LYING EAST OF AND ADJOINING LOT 2, LOTS 3,4,5,6,7,8,9 AND 10 IN SOUTH TIER OF OAKENWALD SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO,

LOTS 15 AND 16, THE ALLEY LYING EAST OF AND ADJOINING SAID LOTS 15 AND 16, LOTS 17, 18,19,20,21,22,23,24,25, AND THE ALLEY LYING EAST OF AND ADJOINING SAID LOT 25 AND ALSO LOTS

26,27 AND 28 IN THE MIDDLE TIER OF OAKENWALD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

AND IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 30,2006 AS DOCUMENT NUMBER 0612117037, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

RIGHTS OF OWNER(S) OF AND APPURTENANT TO PARCELS 1 AND 2 TO THE USE AND ENJOYMENT OF WOODLAND PARK, LOCATED IN OAKENWALD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PROVIDED IN PLAT OF OAKENWALD SUBDIVISION AFORESAID RECORDED JULY 9,1855 AS DOCUMENT NUMBER 61055 IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 637 E. Woodland Park Ave., Unit 211, Chicago, IL 60616

PINs: 17-34-219-150-1274 (Unit 637-211); and 17-34-219-150-1110 (P-41)