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CT

206NW2132485K

WARRANTY DEED

MAIL RECORDED DEED TO:

West 19th LLC
2643 W 19th St
Chicago IL 60608

2/5

MAIL TAX BILL TO:

West 19th, LLC
2643 W. 19th St.
Chicago, IL 60608



Doc# 2105747024 Fee \$55.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/26/2021 10:15 AM PG: 1 OF 3

GRANTOR, **Shubb, LLC**, an Illinois limited liability company, created 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 the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEY and WARRANT to **West 19th, LLC**, an Illinois limited liability company created and existing under and by virtue of the laws of Illinois and duly authorized to transact business in the State of Illinois, of 2643 W. 19th Street, Chicago, IL, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

Permanent Real Estate Index Number: **16-24-415-003, 004, 005, 006, 007, 044, 045, 047, 048-0000**
Address of Real Estate: **2643 W. 19th St., Chicago, IL 60608**

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

REAL ESTATE TRANSFER TAX 23-Feb-2021



COUNTY: 925.00
ILLINOIS: 1,850.00
TOTAL: 2,775.00

16-24-415-003-0000 | 20210201638495 | 1-063-857-168

REAL ESTATE TRANSFER TAX 23-Feb-2021



CHICAGO: 13,875.00
CTA: 5,550.00
TOTAL: 19,425.00 *

16-24-415-003-0000 | 20210201638495 | 0-335-408-144
* Total does not include any applicable penalty or interest due.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager.

Dated: February 18, 2021.

Shubh, LLC

Vinodchandra Patel By: Dil Patel
Vinodchandra Patel, Manager by: Dil Patel, attorney in fact

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Dil Patel**, personally known to me to be a Member/Manager of the company, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Member/Manager, he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of February, 2021.

Commission expires _____

Brian D Gryll
Notary Public

PREPARED BY:
Gryll Law
6703 N. Cicero Ave.
Lincolnwood, IL 60712



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EXHIBIT A

Order No.: 20GNW213248SK

For APN/Parcel ID(s): 16-24-415-003-0000, 16-24-415-004-0000, 16-24-415-005-0000,
16-24-415-006-0000, 16-24-415-007-0000, 16-24-415-044-0000,
16-24-415-045-0000, 16-24-415-047-0000 and 16-24-415-048-0000

PARCEL 1: LOTS 12 TO 15 IN BLOCK 10 IN THE SUBDIVISION OF BLOCKS 10 TO 15 IN WALKERS DOUGLAS PARK ADDITION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 16 THROUGH 18 AND THE EAST 6 FEET OF LOT 19 IN BLOCK 10 IN SUBDIVISION OF BLOCKS 10 TO 15 IN WALKERS DOUGLAS PARK ADDITION SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE WEST 18 FEET OF LOT 19, ALL OF LOT 20 AND LOT 21 (EXCEPT THE WEST 4 FEET THEREOF) IN BLOCK 10 IN THE SUBDIVISION OF BLOCKS 10 TO 15 IN WALKERS DOUGLAS PARK ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOTS 22 THROUGH 25 AND THE WEST 4 FEET OF LOT 21 IN BLOCK 10 IN SUBDIVISION OF BLOCKS 10 TO 15 IN WALKER'S DOUGLAS PARK ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office