

15

UNOFFICIAL COPY



Chicago Title Insurance Company

Warranty DEED
ILLINOIS STATUTORY

Chicago Title
20GSA4470BLP NB

10/1

2107706079D

Doc# 2107706079 Fee \$88.00

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

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 03/18/2021 02:51 PM PG: 1 OF 2

THE GRANTOR, RDS Properties, LLC, an Illinois limited liability company, whose address is 221 N. Washtenaw, Chicago, IL 60612, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, conveys and warrants to Robert Zavala and Sylvia Zavala, a married couple, not in tenancy in common but in joint tenancy, 839 N. Paulina, Chicago, Illinois 60622, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

LOT 7 IN THE W.K. NIXON'S SUBDIVISION OF A PORTION OF LOTS 2 & 3 OF V.C. TURNER'S SUBDIVISION OF LOT 4 IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12-39-13 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 9 IN W.K. NIXON'S SUBDIVISION OF A PORTION OF LOTS 2 & 3 OF V.C. TURNER'S SUBDIVISION OF LOT 4 IN THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12. TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 16-12-415-017-0000
16-12-415-019-0000

Address of Real Estate: 2715 & 2721 W. Lake St., Chicago, IL 60612

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

SY 1/2

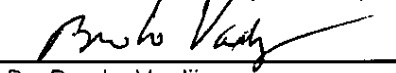
S 1

MI 1/2

SC 1/2

E 1/2

INT Re

UNOFFICIAL COPYDated this 20th day of January, 2021SELLER
RDS PROPERTIES, LLC
an Illinois limited liability companyBy: Branko Vardijan
Its ManagerSTATE OF Illinois, COUNTY OF Lake ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Branko Vardijan known to me to be the Manager of RDS Properties, LLC and the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, 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 20th day of January, 2021
(Notary Public)

Prepared By:

Marissa R. Alaska, LaRose & Bosco, Ltd., 200 N. LaSalle Street, Suite 2810, Chicago, Illinois 60601

Mail To:

Robert Zavala and Sylvia Zavala, 839 N. Paulina, Chicago, Illinois 60622

Name and Address of Taxpayer:

Robert Zavala and Sylvia Zavala, 839 N. Paulina, Chicago, Illinois 60622

REAL ESTATE TRANSFER TAX 27-Jan-2021

COUNTY: 60.00
ILLINOIS: 120.00
TOTAL: 180.00

16-12-415-017-0000 | 20210101621621 | 0-917-456-912

REAL ESTATE TRANSFER TAX 27-Jan-2021

CHICAGO: 900.00
CTA: 360.00
TOTAL: 1,260.00 *

16-12-415-017-0000 | 20210101621621 | 1-180-971-024

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