

# UNOFFICIAL COPY

Doc#: 2108512042 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/26/2021 07:47 AM Pg: 1 of 3

Dec ID 20210301661375  
ST/CO Stamp 1-973-281-296 ST Tax \$272.00 CO Tax \$136.00  
City Stamp 1-533-256-208 City Tax: \$2,856.00

## WARRANTY DEED

CT 216NWT07154WTH

## MAIL RECORDED DEED TO:

Ryan J. Spensley  
6344 N. Artesian Ave.  
Chicago, IL 60659

(Reserved for Recorders Use Only)

## MAIL TAX BILL TO:

Ryan Spensley  
6344 N. Artesian Ave.  
Chicago, IL 60659

GRANTOR, **RIT Properties, 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 **Ryan Spensley**, a single man of Madison, WI, to have and to hold, the following described Real Estate situated in the County of **Cook**, in the State of Illinois, to wit:

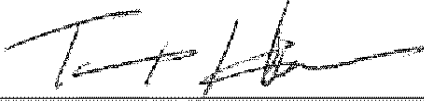
## SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: **13-01-206-023-0000**  
Address of Real Estate: **6344 N. Artesian Ave., Chicago, IL 60659**

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.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 4<sup>th</sup> day of March, 2021.


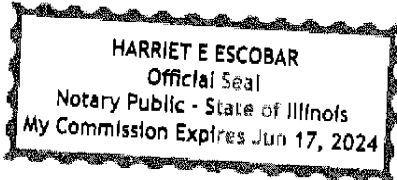


**Tareq Khan, as authorized agent of RIT Properties, LLC**

STATE OF IL )  
 ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Tareq Khan, as authorized agent of RIT Properties, LLC**, 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 4<sup>th</sup> day of March, 2021.

  
\_\_\_\_\_  
Notary Public

**PREPARED BY:**  
Aamir H. Razvi  
Attorney at Law  
6825 Hobson Valley Dr., Suite 102  
Woodridge, IL 60517

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

Order No.: 21GNW707154WH

For APN/Parcel ID(s): 13-01-206-023-0000

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UNIT 3 IN THE 6344 NORTH ARTESIAN CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 5 IN DEVON ARTESIAN SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON OCTOBER 19, 1992 AS DOCUMENT NUMBER 165841, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED ON FEBRUARY 10, 2020 AS DOCUMENT 2104119064, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office