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2111041016D

Doc# 2111041016 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/20/2021 09:57 AM PG: 1 OF 5

WARRANTY DEED

Statutory (ILLINOIS)

MAIL TO:

MATT SCHABES
4144 N. LEAVITT
CHICAGO IL 60618

TAX BILL TO:

MATT SCHABES
4144 N. LEAVITT
CHICAGO IL 60618

THE GRANTOR: **4144 North Leavitt, LLC**, a Limited Liability Company created and existing under and by virtue of the Laws of the State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid CONVEY and WARRANT to GRANTEEES **Matthew Schabes and Catherine Schabes, husband and wife**, of 3150 N. Lakewood Ave, #4, Chicago, IL 60657, not as tenants in common and not as joint tenants **but as tenants by the entirety**, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General taxes for 2021 and subsequent years and (a) general real estate tax not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways; (f) party wall rights and agreements, if any ; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

PERMANENT INDEX NUMBER: 14-18-318-030-0000

PROPERTY ADDRESS: 4144 N. Leavitt St, Chicago, IL 60618

DATED this 8th day of March, 2021.

Dominika Kozik
Dominika Kozik, not personally but as
Manager of 4144 North Leavitt, LLC

Marzena Kubik
Marzena Kubik, not personally but as
Manager of 4144 North Leavitt, LLC

2021
APR 5
SC 7
INT JP

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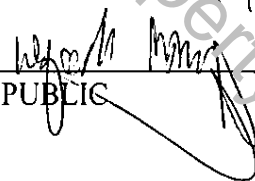
STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Dominika Kozik, not personally but as Manager of 4144 North Leavitt, LLC and Marzena Kubik, not personally but as Manager of 4144 North Leavitt, LLC**, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

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

Commission expires 07/12/2021.



NOTARY PUBLIC



PREPARED BY:
Alicja M. Froka & Associates, P.C
Attorney at Law
7742 W Higgins Rd. Unit C102
Chicago, Illinois 60631

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14-18-318-030-0000 | 20210301660228 | 1-423-507-984
Total does not include any applicable penalty or interest due.

CHICAGO:	11,175.00
CTA:	4,470.00
TOTAL:	15,645.00 *

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14-18-318-030-0000

20210301660228

1-973-312-528

COUNTY:	745.00
ILLINOIS:	1,490.00
TOTAL:	2,235.00

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LOT 336 IN RUDOLPH'S SUBDIVISION OF BLOCKS 6 AND 7 IN W. B. OGDEN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

14-18-318-030-0000
4144 N. Leavitt St, Chicago, IL 60618

Property of Cook County Clerk's Office