


754979

WARRANTY DEED



Doc# 2111640071 Fee \$88.00
 SHSP FEE:\$9.00 RPRF FEE: \$1.00
 KAREN A. YARBROUGH
 COOK COUNTY CLERK
 DATE: 04/26/2021 03:11 PM PG: 1 OF 4

Mail Original To:
Hoxha Investment LLC
9330 Oleander Ave.
Morton Grove, IL 60053

Mail Tax Bill To:
Hoxha Investment LLC
9330 Oleander Ave.
Morton Grove, IL 60053

The Grantor, Daniel Nica, a married man of the County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to the Grantee, Hoxha Investment LLC, an Illinois limited liability company with its principal place of business located at 9330 Oleander Avenue, Morton Grove, Illinois 60053, all interest in the following described Real Estate to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to: covenants, conditions and restrictions of record, building lines, encroachments and easements of record, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not yet due and payable at the time of closing; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold said premises forever.

Property Index No.: ~~11-31-122-030-1006~~ 11-31-122-030-1006
 Property Address: 2243 W Farwell Avenue, Unit 3D and Parking #12, Chicago, IL 60645

* the exclusive right to use as LCE

The property was not homestead for Grantor or his spouse.

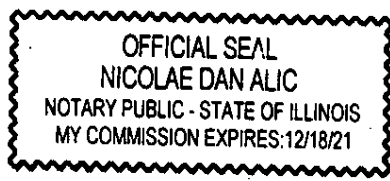
Daniel Nica

State of Illinois.....)ss.
County of Cook.....)

The undersigned, a notary public in and for the above county and state, certifies that: Anastasia Anghel and Mihail Danu, each known to me to be the same person whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged signing and delivering the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 9th day of March, 2021.

Notary Public



Prepared by:
Dan Alic
Law Office of Dan Alic
4848 N Damen, Chicago, IL 60625
773.989.4848

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EXHIBIT "A"

PARCEL ONE: UNIT NUMBER 2243-3D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE OAKWELL GARDENS II CONDOMINIUMS, AS RELINEATED AND DEFINED IN THE DECLARATION RECORDED NOVEMBER 11, 2003 AS DOCUMENT NO. 0331410116, IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE P-12 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID.

PARCEL THREE: EASEMENT FOR INGRESS, EGRESS AND PARKING AS CONTAINED IN EASEMENT AGREEMENT RECORDED NOVEMBER 10, 2003 AS DOCUMENT NO. 0331410115.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

17-Mar-2021



CHICAGO:	772.50
CTA:	309.00
TOTAL:	1,081.50 *

11-31-122-030-1006 | 20210301669817 | 1-871-333-904

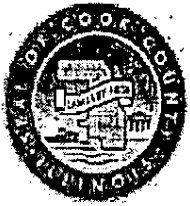
* Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

17-Mar-2021



COUNTY:	51.50
ILLINOIS:	103.00
TOTAL:	154.50

11-31-122-030-1006

| 20210301669817 |

1-615-104-528