

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2112312277 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/03/2021 08:53 AM Pg: 1 of 2

Dec ID 20210301654470
ST/CO Stamp 0-181-996-048 ST Tax \$1,205.00 CO Tax \$602.50
City Stamp 0-780-053-520 City Tax: \$12,652.50

**FIDELITY NATIONAL TITLE
CH20052629**

Above Space for Recorder's Use Only

THE GRANTOR(S), 1252 N ARTESIAN LLC, a Limited Liability Company registered in the State of Illinois, with a principal office located at 1252 N. Artesian Ave., Chicago, IL 60622, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to 1252 NORTH ARTESIAN PROPERTY LLC, a Limited Liability Company registered in the State of Illinois, with a principal office located at 3000 N. Sheridan Road, Apt. 17D, Chicago, Illinois 60657, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof .)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes not yet due and payable; Covenants, conditions and restrictions of record, if any;

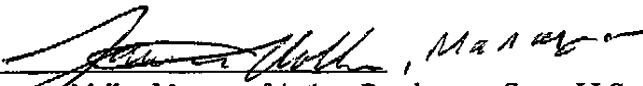
Permanent Real Estate Index Number(s): 16-01-228-020-000

Address(es) of Real Estate: 1252 N. Artesian Ave., Chicago, Illinois 60622

The date of this deed of conveyance is March 2, 2021

1252 N ARTESIAN LLC

By ANTHEM DEVELOPMENT GROUP, LLC


By: Lawrence Moller, Manager of Anthem Development Group, LLC and 1252 N Artesian LLC

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 Lawrence Moller, Manager of Anthem Development Group, LLC and 1252 N Artesian LLC, 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 acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) 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 March 2, 2021.





Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as: 1252 N. Artesian Ave.
Chicago, Illinois 60622

Legal Description:

Lot 3 in Block 7 in Winslow and Jacobson's subdivision of the South East 1/4 of the Northeast 1/4 of Section 1, Township 39 north, Range 13 east of the Third Principal Meridian, in Cook County, Illinois

REAL ESTATE TRANSFER TAX		10-Mar-2021
	COUNTY:	602.50
	ILLINOIS:	1,205.00
	TOTAL:	1,807.50
16-01-228-020-0000 20210301654470 0-181-996-048		

REAL ESTATE TRANSFER TAX		10-Mar-2021
	CHICAGO:	9,037.50
	CTA:	3,615.00
	TOTAL:	12,652.50 *
16-01-228-020-0000 20210301654470 0-780-053-520		

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

This instrument was prepared by: Wayne Shapiro Wayne S. Shapiro, P.C. 134 N. LaSalle Street, Suite 2000 Chicago, IL 60602	Send subsequent tax bills to: 1252 North Artesian Property LLC 3000 N. Sheridan Road Apt. 17D Chicago, Illinois 60657	Mail recorded document to: 1252 North Artesian Property LLC 3000 N. Sheridan Road Apt. 17D Chicago, Illinois 60657
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