

# UNOFFICIAL COPY



## WARRANTY DEED

GRANTOR(S):

**2621 CORTEZ LLC,**  
a 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

Doc# 2114601079 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/26/2021 03:08 PM PG: 1 OF 2

Currently Maintaining Office at:  
112 Lilac Ln.  
Buffalo Grove, IL 60089

APZ123355 lot 2

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEY(S) and WARRANT(S) to:

\* Catherine

**MICHAEL KEBIZANT AND AMANDA BATES**

**As joint tenants with rights of survivorship**

+ DAVID

the following described Real Estate situated in the State of Illinois, to wit:

### PARCEL 1:

**UNIT 3 IN THE 2621 W. CORTEZ CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 6 IN BLOCK 3 IN WATRISS' SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 115 FEET THEREOF) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON APRIL 23, 2021, AS DOCUMENT NUMBER 2111322028, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

### PARCEL 2:

**THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE G-3, A LIMITED COMMON ELEMENT, AND ROOF RIGHTS R-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.**

P.I.N.: (UNDERLYING PIN) 16-01-413-015-0000

PROPERTY ADDRESS: 2621 W. Cortez, Unit 3, Chicago, IL 60622

SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for the subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights so long as they do not interfere with Purchaser's use and enjoyment of the property as a residential condominium unit; (d) the Act; (e) the Plat; (f) the terms, provisions, and the conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, roads and highways; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; (n) Certificate of Limited Warranty for Unit and Common Elements for period not exceeding one year.

S Y  
P 2  
S Y-1  
M \_\_\_\_\_  
SC \_\_\_\_\_  
E \_\_\_\_\_  
INT RI

# UNOFFICIAL COPY

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL PROVISIONS, CONDITIONS, RIGHTS, LIMITATIONS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE DECLARATION OF CONDOMINIUM AS AMENDED FROM TIME TO TIME.

THIS UNIT IS A NEW CONSTRUCTION UNIT AND NO TENANTS HAVE EVER RESIDED IN THE SAID UNIT.

TO HAVE AND TO HOLD said real estate forever.

DATED this 26 day of April, 2024.

2621 CORTEZ LLC,  
an Illinois limited liability company,

### REAL ESTATE TRANSFER TAX

29-Apr-2021



CHICAGO:	4,143.75
CTA:	1,657.50
TOTAL:	5,801.25 *

by: Dariusz Felis, its Manager

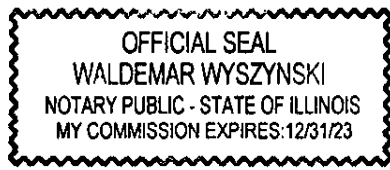
16-01-413-015-0000 | 20210401608239 | 0-112-713-232

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

STATE OF ILLINOIS )  
) ss.  
COUNTY OF COOK )

I, the undersigned a Notary Public in and for said County in the State aforesaid, do hereby certify that Dariusz Felis, as Manager of 2621 CORTEZ LLC, and not individually, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed and delivered the said instrument as his own free and voluntary act, as Declarant as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26 day of April, 2024.



*[Signature]*  
NOTARY PUBLIC

Prepared by: Wyszynski and Associates, P.C., 2500 E. Devon, Ste. 250, Des Plaines, IL 60018

Return to:

James Pittagiana  
200 W Adams Suite 2500  
Chicago IL 60606

Send Subsequent Tax Bill To:

Michael Rebizant and Amanda Bates  
2621 W. Cortez, Unit 3, Chicago, IL 60622

### REAL ESTATE TRANSFER TAX

12-May-2021



COUNTY:	276.25
ILLINOIS:	552.50
TOTAL:	828.75

16-01-413-015-0000 | 20210401608239 | 1-198-780-688

