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**WARRANTY DEED
ILLINOIS STATUTORY
(Company to Individual)**

Doc#. 2115255131 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/01/2021 03:41 PM Pg: 1 of 3

Dec ID 20210501636766
ST/CO Stamp 0-226-322-704 ST Tax \$249.00 CO Tax \$124.50
City Stamp 0-855-009-552 City Tax: \$2,614.50

122329/2021

THE GRANTOR, JBMM INVESTMENTS 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 IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Operating Agreement of said company, **CONVEY(S) and WARRANT(S)** to Sammy Dereieh, *an unmarried man.*

(GRANTEE'S ADDRESS) 5902 N Kenmore Avenue, #C4, Chicago, IL 60660

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

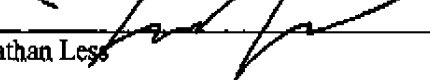
See Attached Legal Description

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2020 and subsequent years.


Permanent Real Estate Index Number(s): 13-11-305-031-1003
Address(es) of Real Estate 3934 W Argyle Street, Condo 3C,, Chicago, IL 60625

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, this 17 day of May, 2021.

JBMM INVESTMENTS LLC



By 
Jonathan Less
Manager

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

REAL ESTATE TRANSFER TAX	21-May-2021
	CHICAGO: 1,867.50
	CTA: 747.00
	TOTAL: 2,614.50 *

13-11-305-031-1003 | 20210501636766 | 0-855-009-552

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

REAL ESTATE TRANSFER TAX	21-May-2021
 	COUNTY: 124.50
	ILLINOIS: 249.00
	TOTAL: 373.50

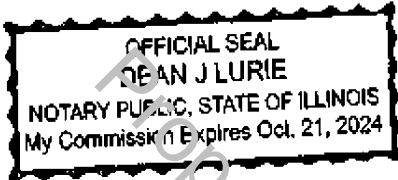
13-11-305-031-1003 | 20210501636766 | 0-226-322-704

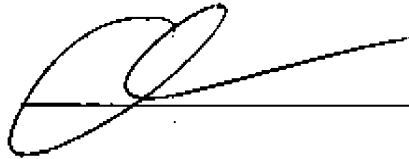
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Jonathan Less, personally known to me to be the Manager of the JBMM INVESTMENTS LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority given by the Operating Agreement of said company, as 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 1st day of May, 2021.



 (Notary Public)

Prepared By: Dean J. Lurie
1 E Wacker Drive, Suite 2610
Chicago, IL 60601

Mail To:

Sammy Dereich
3934 W. Argyle Street, Condo 3C
Chicago IL 60625

Name & Address of Taxpayer:

Sammy Dereich
3934 W. Argyle Street, Condo 3C
Chicago IL 60625

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Exhibit A - Legal Description

Unit 3 in 3934 Argyle Condominium Association as delineated on a Survey of the following described Real Estate: Lot 1 in George W. Spikings Subdivision of the South 125 feet of the East 124 feet of the West 264 feet of Block 2 of Spikings Subdivision of the West 60 Acres (Except the Northwest 13 Acres thereof) of the Southwest 1/4 of Section 11, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, Which Survey is attached as exhibit "A" to the Declaration of Condominium Recorded as Document 0020979303, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The Exclusive Right to the use of P-1, limited common element as delineated on the Survey attached to the Declaration aforesaid Recorded as Document 0020979303, in Cook County, Illinois.

Property of Cook County Clerk's Office