

14
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2115433061D

Doc# 2115433061 Fee \$88.00

WARRANTY DEED
ILLINOIS STATUTORY

INDIVIDUAL

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/03/2021 11:36 AM PG: 1 OF 3

CTIC No.: 21ST-00458 LP

THE GRANTOR, **2230 SEELEY, LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to **LAUREN LATUS** of 625 WEST DIVISION STREET, CHICAGO, ILLINOIS of the County of COOK, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes and assessments for the year ~~2020~~²⁰²¹ and subsequent years, which are not yet due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): **14-31-116-037-0000**

Address(es) of Real Estate: **2230 NORTH SEELEY AVENUE, UNIT 2N
CHICAGO, ILLINOIS 60647**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member, this:

23 day of February, 2021

2230 SEELEY, LLC
an Illinois Limited Liability Company

By: [Signature]
MIRON YATSIK, Managing Member

By: [Signature]
VOLODYMYR HANYUK, Managing Member

CHICAGO TITLE INSURANCE COMPANY

Chicago Title

Warranty Deed - Individual

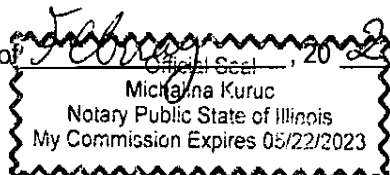
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STATE OF Illinois, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **MIRON YATSIK**, personally known to me to be the Managing Member of the **2230 SEELEY, LLC, an Illinois Limited Liability Company**, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such MIRON YATSIK signed delivered the said instrument, pursuant to authority given by the Manager of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 23 day of February, 2021.

Notary Public

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 **VOLODYMYR HANYUK**, personally known to me to be the Managing Member of the **2230 SEELEY, LLC, an Illinois Limited Liability Company**, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such VOLODYMYR HANYUK signed delivered the said instrument, pursuant to authority given by the Manager of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 23 day of February, 2021.

Notary Public

Prepared by:
Novit and Novit, LLC
100 N. LaSalle Street
Suite 1700
Chicago, IL 60602

REAL ESTATE TRANSFER TAX 19-May-2021



CHICAGO: 5,062.50
CTA: 2,025.00
TOTAL: 7,087.50 *

14-31-116-037-0000 | 20210501620931 | 0-829-376-784

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

Mail to:

Lauren Latas
2230 N Seeley Ave. #2N
Chicago, IL 60647

Name and Address of Taxpayer:

Lauren Latas
2230 N Seeley Ave. #2N
Chicago, IL 60647

CHICAGO TITLE INSURANCE COMPANY

REAL ESTATE TRANSFER TAX 19-May-2021



COUNTY: 337.50
ILLINOIS: 675.00
TOTAL: 1,012.50

14-31-116-037-0000 | 20210501620931 | 1-097-279-760

Warranty Deed - Individual

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 21ST00458LP

For APN/Parcel ID(s): 14-31-116-037-0000

Parcel 1:

Unit 2N in the 2230 North Seeley Condominium as delineated on a survey of the following described parcel of real estate: That part of Lots 1 through 4 and the South 77.0 feet of Lot 5 lying Southwesterly of a line drawn from a point on the North line of the South 77 feet of Lot 5, 4.25 feet East of the West line of Lot 5 to a point on the South line of Lot 1, said point being 107.23 feet East of the Southwest corner of Lot 5 in Block 9 in Vincent Subdivision of the Northeast Quarter of the Northwest Quarter of Section 31, Township 40, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded January 28, 2021 as document 2102822032, 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 the use of Parking Space P-2, as limited common elements as delineated on a survey attached to the declaration aforesaid.