

UNOFFICIAL COPY


WARRANTY DEED

This document was prepared by
and after recording return to:

Jeffrey M. Galkin, Esq.
Levin Ginsburg
180 N. LaSalle Street, Suite 3200
Chicago, IL 60601

Send subsequent tax bills to:

Pamela Guajardo-Lagos
1108 W. Pratt Blvd., Unit 2
Chicago, Illinois 60626


2116857002D
Doc# 2116857002 Fee \$88.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 06/17/2021 09:38 AM PG: 1 OF 3

(The Above Space for Recorders Use Only)

THE GRANTOR, **60626 PROPERTIES, LLC – 1108-2 W. PRATT BLVD.**, an Illinois limited liability company, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, **PAMELA I. GUAJARDO-LAGOS**, the following described real estate, situated in the City of Chicago, County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER: 11-32-202-025-1016

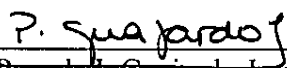
COMMONLY KNOWN AS: 1108 West Pratt Boulevard, Unit 2, Chicago, Illinois 60626

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances, subject only to: (i) covenants, conditions, and restrictions of record; (ii) public and utility easements; (iii) acts done by or suffered through Grantee; (iv) all special governmental taxes or assessments confirmed and unconfirmed; (v) general taxes for 2020 (second installment) and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

DATED this 14th day of June, 2021.

**60626 PROPERTIES, LLC – 1108-2 W. PRATT
BLVD.**, an Illinois limited liability company

By: 
Adam D. Gabor, its manager

By: 
Pamela I. Guajardo-Lagos, its manager

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STATE OF MARYLAND)
) SS.
COUNTY OF Washington DC.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Adam D. Gabor**, a manager of **60626 PROPERTIES, LLC – 1108-2 W. PRATT BLVD.**, an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11th day of June, 2021.



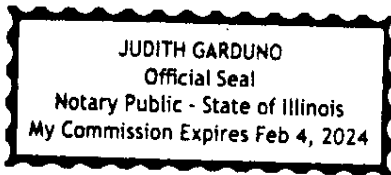
[Signature]
Notary Public
My Commission Expires: 03/31/2022.

| REAL ESTATE TRANSFER TAX | | 17-Jun-2021 |
|---|-----------|-------------|
| | COUNTY: | 79.50 |
| | ILLINOIS: | 159.00 |
| | TOTAL: | 238.50 |
| 11-32-202-025-1016 20210601659100 0-743-929-104 | | |

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Pamela I. Guajardo-Lagos**, a manager of **60626 PROPERTIES, LLC – 1108-2 W. PRATT BLVD.**, an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15 day of June, 2021.



[Signature]
Notary Public
My Commission Expires: Feb 4, 2024

| REAL ESTATE TRANSFER TAX | | 17-Jun-2021 |
|--------------------------|----------|-------------|
| | CHICAGO: | 1,192.50 |
| | CTA: | 477.00 |
| | TOTAL: | 1,669.50 * |

11-32-202-025-1016 | 20210601659100 | 1-562-785-040
* Total does not include any applicable penalty or interest due.

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1

UNIT 1108-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PRATT LAKEVIEW CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0618131146, IN THE EAST ½ OF THE NORTHWEST ¼ AND THE FRACTIONAL NORTHEAST ¼ OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-112, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 11-32-202-025-1016

COMMONLY KNOWN AS: 1108 WEST PRATT BOULEVARD, UNIT 2, CHICAGO, ILLINOIS 60626