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WARRANTY DEED
LIMITED LIABILITY COMPANY TO
INDIVIDUAL

Doc#: 2120220085 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2021 07:14 AM Pg: 1 of 4

Dec ID 20210701693786
ST/CO Stamp 1-154-522-384 ST Tax \$615.00 CO Tax \$307.50
City Stamp 0-598-311-696 City Tax: \$6,457.50

THE GRANTOR, MUSTANG PARTNERS, LLC, an Illinois 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, 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 Member(s) of said Limited Liability Company, party of the first part, **CONVEY(S) and WARRANT(S) to CHRISTOPHER D PEDRO**, a single man of Chicago
IL

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

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

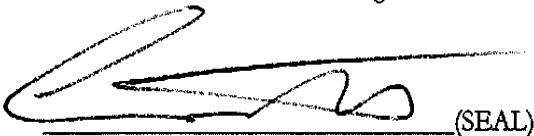
COMMONLY KNOWN AS: 2314 N Lakewood Ave., Unit 2314, Chicago, IL 60614

PIN: 14-32-105-016-1008

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions, and restrictions of record, public utility easements, acts done or suffered through Buyer, all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes for 2021 and subsequent years.

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Members or Managers this 6 day of July 2021

 (SEAL)

CHASE MICHALEK
AUTHORIZED MEMBER OR MANAGER

FIDELITY NATIONAL TITLE
CH21021463

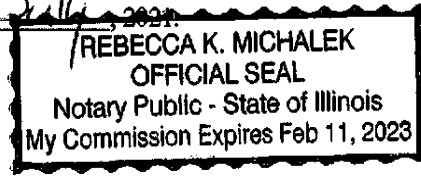
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STATE OF IL)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **CHASE MICHALEK**, personally known to me to be the Authorized Member or Manager of Mustang Partners, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Members or Managers, he/she/they signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Members or Managers, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 10th day of July, 2021.

Rebecca K. Michalek
NOTARY PUBLIC



Prepared by : K.P. Mitrick, Lavelle Law, Ltd., 1933 N. Meacham Rd., Ste. 600, Schaumburg, IL

MAIL TO: Christopher B. Eloro
2314 N Lakewood Ave
Chicago IL 60614

SEND SUBSEQUENT TAX BILLS TO:
GRANTEES' ADDRESS

Recorder's Office Box No. _____

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EXHIBIT A

Order No.: CH21021463

For APN/Parcel ID(s): 14-32-105-016-1008

For Tax Map ID(s): 14-32-105-016-1008



UNIT 2314 IN LAKEWOOD COMMONS CONDOMINIUM TOWNHOMES AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

ALL OF LOTS 1 AND 2, A PART OF LOT 3 AND A PART OF LOTS 31 TO 49, BOTH INCLUSIVE, AND THAT PART OF THE EAST AND WEST 16 FOOT ALLEY LYING SOUTH OF AN ADJOINING THE SOUTH LINE OF LOTS 1, 2 AND 3 AND NORTH OF AND ADJOINING THE NORTH LINE OF LOT 49, IN BLOCK 3 IN GEORGE WARD'S SUBDIVISION OF BLOCK 12 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 10, 1985 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 85317473 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


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REAL ESTATE TRANSFER TAX

	09-Jul-2021
COUNTY:	307.50
ILLINOIS:	615.00
TOTAL:	922.50

14-32-105-016-1008 | 20210701693786 | 1-15+ 5/2-384


REAL ESTATE TRANSFER TAX

	09-Jul-2021
CHICAGO:	4,612.50
CTA:	1,845.00
TOTAL:	6,457.50 *

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

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