

UNOFFICIAL COPY

Doc# 2120712018 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/26/2021 05:11 AM Pg: 1 of 2

WARRANTY DEED
ILLINOIS STATUTORY
(Limited Liability Company to Individual)



215T01247NB-BM

Dec ID 20210601676505
ST/CO Stamp 1-540-154-128 ST Tax \$1,245.00 CO Tax \$622.50

Property of Cook County Clerk's Office

THE GRANTOR, KAP DEVELOPMENT GROUP, 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, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS unto BRADLEY MESSINGER and MELISSA MESSINGER, husband and wife as tenants by the entirety; OF 1126 Grant Street, Evanston IL 60201

(GRANTEE'S ADDRESS) 330 N. Jefferson Street, Unit 2004, Chicago, Illinois 60661 of the County of Cook all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

Lot 2 in John H. Foster's Subdivision of that part of the Southwest 1/4 of Section 7, Township 41 North, Range 14 East of the Third Principal Meridian in the City of Evanston, Cook County, Illinois

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; building lines and easements.

Permanent Real Estate Index Number: 11-07-113-015-0000

Address of Real Estate: 1126 Grant Street, Evanston, Illinois 60201

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Dated this 25th day of June, 2021.

GRANTOR:
KAP DEVELOPMENT GROUP, LLC

By: [Signature]
BORIS SHAPIRO, Manager

By: [Signature]
SVETLANA SHAPIRO, Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BORIS SHAPIRO and SVETLANA SHAPIRO, are personally known to me to be the Manager(s) of KAP DEVELOPMENT GROUP, LLC, an Illinois limited liability company, and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager(s), they signed and delivered the said instrument pursuant to authority given by the operating agreement of said limited liability company, as their 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.

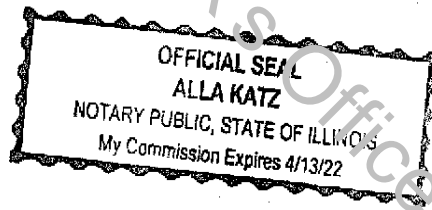
Given under my hand and official seal, this 25th day of June, 2021.

[Signature]
(Notary Public)

Prepared By: R. Anthony DeFrenza, Esq.
DeFrenza Mosconi, PC
707 Skokie Boulevard, Suite 410
Northbrook, Illinois 60062

Mail To: Hatley B. Rosenthal
Rosenthal Law Group, LLC
3700 W. Devon Avenue
Suite E
Lincolnwood, IL 60712

Name & Address of Taxpayer: Brad Messinger and Melissa Messinger
1126 Grant Street
Evanston, Illinois 60201



0036369

CITY OF EVANSTON
REAL ESTATE TRANSFER TAX
DATE: PAID JUL 09 2021
AMOUNT: \$1,025.00 Agent: LB