14

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WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

KJF, LLC, an Illinois limited liability company 1716 Waverly Circle St. Charles 17, 60174



Doc# 2122145092 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/09/2021 12:48 PM PG: 1 OF 3

(The Above Space for Recorder's Use Only)

THE GRANTOR KJF, LLC, an Illinois limited liability company, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Elements Group Construction, LLC, an Illinois limited liability company, a Corporation licensed to conduct business in Illinois, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-33-130-064-1002

Property Address: 2030 N. Cleveland Ave., Unit 2, Chicago, IL 6)614

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not Homestead Property.

SUBJECT TO: 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; and general real estate taxes not due and payable at the time of Closing.

Dated this day of June 2021.

2195C048051LP

KJF, LLC, an Illinois limited liability company

BethAnn E. Fitzgerald, Manager

S<u>/</u> P<u>3</u> S<u>/</u>// SC

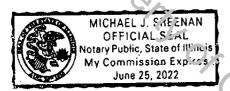
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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BethAnn E. Fitzgerald personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Giver under my hand and notarial seal, this-

_day of June 2021.

Notary Public



THIS INSTRUMENT PREPARED BY

Michael J. Sreenan Michael J. Sreenan, PC 1341 West Fullerton Avenue, No. 175 Chicago, IL 60614

MAIL TO:

Law Office of Marcel Yonan 1719 N. Fremont St. Chicago, IL 60614 SEND SUBSEQUENT TAX BILLS TO:

Elements Group Construction, LLC, an Illinois limited liability company 2033 N. Larrabee St. Chicago, IL 60614

REAL ESTATE TRANSFER TAX			27-Jun-2021
	(30)	COUNTY:	117.50
		ILLINOIS:	235.00
		TOTAL:	352.50
14-33-130-064-1002		20210601678854	1-102-327-056

REAL ESTATE TRA	NSFER TAX	27-Jun-2021
REAL ESTATE TO	CHICAGO:	1,762.50
	CTA:	705.00
	TOTAL:	2,467.50 *
		0 527 578 768

14-33-130-064-1002 | 20210601678854 | 0-537-578-768

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

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EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 2 IN INGLENOOK SOUTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 97.03 FEET OF LOT 6 (EXCEPT THE NORTH 26.65 FEET THEREOF), IN SUBDIVISION IN BLOCK 1 IN M. REICH'S RESUBDIVISION OF BLOCK 28 IN CANAL TRUSTEES SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER HER ENTS, II.

OF COOK COUNTY CLOTH'S OFFICE 24993258 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.