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Chicago Title Insurance Company
Warranty DEED



2124410092D

Doc# 2124410092 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/01/2021 03:00 PM PG: 1 OF 3

Chicago Title

W/ GSA 17159 LP YAZ

THE GRANTOR(S), Tony Sino and Alexandra Sino, husband and wife, as Tenants by the Entirety, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Conveys and Warrants to KPTH LLC, an Illinois limited liability company, 20 Rapids Drive, Galena, IL 61036, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Legal Description attached hereto as Exhibit A.

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.

Permanent Real Estate Index Number(s): 17-09-112-047-0000

Address(es) of Real Estate: 489 N. Canal Street, Chicago, IL 60654

Dated this 26 day of July, 2021.

Tony Sino

Alexandra Sino

REAL ESTATE TRANSFER TAX

04-Aug-2021



COUNTY: 770.00
ILLINOIS: 1,540.00
TOTAL: 2,310.00

17-09-112-047-0000 | 20210701610979 | 0-790-989-584

REAL ESTATE TRANSFER TAX

04-Aug-2021



CHICAGO: 11,550.00
CTA: 4,620.00
TOTAL: 16,170.00 *

17-09-112-047-0000 | 20210701610979 | 0-884-435-728

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

S Y
P 3
S Y-1
SC _____
INT R

STATE OF ILLINOIS
COUNTY OF COOK ss.

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tony Sino and Alexandra Sino, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of July, 2021.



Theresa M Skowron (Notary Public)

Prepared By: Louis H. Levinson, 33 N. LaSalle Street, Suite 2600, Chicago, IL 60602

Mail To:

Leo G. Aubel
Howard & Howard
200 S. Michigan Avenue, Suite 1100
Chicago, IL 60604

Name & Address of Taxpayer:

KPTH LLC
20 Rapids Drive
Galena, IL 61036

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LEGAL DESCRIPTION

Order No.: 21GSA217159LP

For APN/Parcel ID(s): 17-09-112-047-0000

PARCEL 1:

LOT 27 IN KINZIE PARK BEING A RESUBDIVISION OF LOTS, BLOCKS AND VACATED STREETS AND ALLEYS IN WABANSIA IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 27, 1999 AS DOCUMENT NUMBER 99712460, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR KINZIE PARK HOMEOWNERS ASSOCIATION RECORDED MAY 27, 1999 AS DOCUMENT NUMBER 99514088.

Property of Cook County Clerk's Office