

# UNOFFICIAL COPY

## WARRANTY DEED

*This instrument was prepared by:*  
Alexander Demchenko, Esq.  
Demchenko Law, P.C.  
120 N. LaSalle St., Suite 950  
Chicago, IL 60602

Doc# 2128112268 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/08/2021 02:02 PM Pg: 1 of 2

Doc ID 20211001696012  
ST/CO Stamp 1-673-939-088 ST Tax \$2,850.00 CO Tax \$1,425.00  
City Stamp 0-517-441-680 City Tax: \$29,925.00

THE GRANTOR, HAMILTON 213, 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) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by its Managers pursuant to the operating agreement of said limited liability company, CONVEYS and WARRANTS to THE GRANTEE, 200 S LEAVITT ST, LLC an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 42 AND 43 IN BLOCK 4 IN PRISCILLA P. HAMILTON ADMINISTRATRIX SUBDIVISION OF THE EAST 501.61 FEET OF THE NORTH 1,622 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 07/14/1862 IN BOOK 161 OF MAPS, PAGE 62, IN COOK COUNTY, ILLINOIS.

Property Index Number: 17-18-117-007-0000

Address of Real Estate: 215 S. Hamilton Ave., Chicago, IL 60612

SUBJECT TO: general real estate taxes not yet due and payable at the time of Closing; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; public and utility easements; the rights of tenants under existing leases; acts of the Grantee; TO HAVE AND TO HOLD said premises forever.

*[Signature Page Follows]*

**AFTER RECORDING, MAIL TO:**

STEVEN M. SHAYKIN PC  
5105 Tollview Dr #265  
Rolling Meadows IL 60009

**SEND SUBSEQUENT TAX BILLS TO:**

200 S. LEAVITT ST. LLC  
47 W Division St. Box 115  
CHICAGO IL 60610

A21-3799 AT

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Dated this 28 day of September, 2021.

HAMILTON 213, LLC

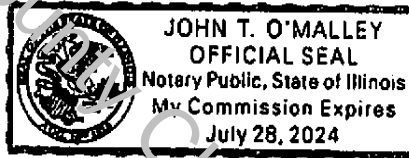
By: Alexander Demchenko  
Authorized Agent


STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alexander Demchenko, being the duly authorized agent of Hamilton 213, LLC, an Illinois limited liability company ("Company"), and 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 as such agent, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the operating agreement of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.



Given under my hand and seal, this 28 day of September, 2021.

[Signature]  
Notary Public



REAL ESTATE TRANSFER TAX		07-Oct-2021
	CHICAGO:	21,375.00
	CTA:	8,550.00
	<b>TOTAL:</b>	<b>29,925.00</b>

17-18-117-007-0000 | 2021001696012 | 0-517-441-680  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		07-Oct-2021
	COUNTY:	1,425.00
	ILLINOIS:	2,850.00
	<b>TOTAL:</b>	<b>4,275.00</b>

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