Freedom Title Corporation UNOFFICIAL COPY

2000 W ATT Center Dr., Ste C205 Hoffman Estates, IL 60192

FR 6719753

This Document Prepared By:

PHILLIP GROSSMAN
Attorney at Law
Law Offices of Phillip Grossman
913 Fountain View Drive
Deerfield, IL 60015
847-673-4555

After Recording, Mail and Send Tax bills To:

Nobuko Katsumura. Trustee 724 W. Aldine, Unit 1 Chicago, Illinois 60657 Doc#. 2134417030 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 12/10/2021 09:54 AM Pg: 1 of 3

Dec ID 20211101634737

ST/CO Stamp 1-345-532-560 ST Tax \$1,070.00 CO Tax \$535.00

City Stamp 1-486-541-456 City Tax: \$11,235.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

The Grantor,

ALDINE 724, LLC, an Illinois limited liability company,

Whose mailing address is 824 W. Lill Avenue, Chicago, Illinois 60614;

FOR GOOD AND VALUABLE CONSIDERATION, in hard paid, convey and warrant to:

NOBUKO KATSUMURA, Trustee of the Nobuko Katsumura Revocable Trust Dated December 19, 2013, GRANTEE,

Whose mailing address is 3257 N. Halsted, Chicago, l'ir ois 60657

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

Legal Description set forth on Exhibit "A" attached hereto.

Permanent Index Number: 14-21-309-027-0000

Property Address: 724 W. Aldine, Unit 1, Chicago, Illinois 60657

Grantor also hereby grants to the Grantee, its Successors and Assigns, as rights and easements appurtenant to the subject Unit described therein, the rights and easements for the benefit of said Unit set forth in the Declaration of Condominium and the First Amendment thereto (collectively the "Declaration"), and Grantor reserves to itself, its Successors and Assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

EAL ESTATE TRANSFER TAX		98-Dec-202
	COUNTY: ELMOIS: TOTAL:	535.00 1,070.00 1,605.00
14-21-389-027-0000	20211101634737	1-345-532-560

REAL ESTATE TRANSFER TAX		08-Dec-2021
	CHICAGO: CTA: TOTAL:	8,025,00 3,210,00
14-21-309-027-0000 Total does not include	20211101634737 eny applicable pene	

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This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever.

Dated: December 1, 2021

ALDINE/12/1, i.L.C., an Illinois

limited kability company

GIACOMO CALIENDO, Manager/Member

STATE OF ILLINOIS

COUNTY OF COOK

The foregoing instrument was acknowledged before the on December 1, 2021, by Giacomo Caliendo, Manager/Member of ALDINE 724, LLC, an l'ir ois limited liability company. Soft Soft Co

My commission expires:

OFFICIAL SEAL **PHILLIP GROSSMAN NOTARY PUBLIC, STATE OF ILLINOIS** MY COMMISSION EXPIRES 08/21/22

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN THE ALDINE 724 CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 2120747032 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2120747032.