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Doc#. 2201912191 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/19/2022 04:12 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20210701622398
ST/CO Stamp 0-201-447-056 ST Tax \$180.00 CO Tax \$90.00
City Stamp 0-796-513-936 City Tax: \$1,890.00

RECORDER'S STAMP

THE GRANTOR, Jay Cupcake, LLC, a limited liability company organized and existing under the laws of the State of Illinois, with its principal place of business located at 1751 W. Augusta Blvd., Unit 1N, Chicago, Illinois, for and in consideration of Ten Dollars(\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the President of said limited liability company, CONVEYS and WARRANTS to the GRANTEES, Robert Brandt and Lauren Brandt, ~~*** Unmarried man~~ of 1075 N. Marshfield Avenue, #1, Chicago, Illinois, as ~~Joint tenants~~, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

~~*** Unmarried woman~~

UNIT 1S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN AUGUSTA MANOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1531629071, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Permanent Index No.: 17-06-425-032-1002

Commonly known as: 1751 Augusta Blvd., Unit 1S, Chicago, IL 60622


W.

SUBJECT TO: (1) General real estate taxes that are not yet due and payable; (2) building lines, covenants, conditions, restrictions and easements of record; (3) All applicable zoning laws and ordinances.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEES only that: (1) GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and (2) GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

REAL ESTATE TRANSFER TAX		11-Jan-2022
	COUNTY:	90.00
	ILLINOIS:	180.00
	TOTAL:	270.00

17-06-425-032-1002 | 20210701622398 | 0-201-447-056

REAL ESTATE TRANSFER TAX		11-Jan-2022
	CHICAGO:	1,350.00
	CTA:	540.00
	TOTAL:	1,890.00 *

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

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Dated this 25th day of September, 2021.

Jay Cupcake, LLC, a limited liability company

By: [Signature] (seal)
John Koepke, sole member and manager

STATE OF COLORADO, COUNTY OF Arapahoe, ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that John C. Koepke, individually and as sole member and manager of Jay Cupcake, LLC, a limited liability company, personally known to me to be the sole member and manager of the limited liability 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 severally acknowledged that as such president signed and delivered the said instrument pursuant to authority given by the president of said limited liability company, as his free and voluntary act, and the free and voluntary act and deed of said limited liability company, for the uses of purposes therein set forth.

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

[Signature]
Notary Public



MAIL RECORDED DEED TO / NAMES / ADDRESS OF GRANTEE(S) / TAXPAYER.

~~Robert Brandt and Lauren Brandt~~ Atty James Cooke
~~1751 Augusta Blvd, Unit 15, Chicago, IL 60622~~ 215 W Illinois St
St Charles IL 60174

NAME AND ADDRESS OF PREPARER:

Christine M. Palkovic, Attorney at Law - Italia & Palkovic, LLP
1807 N. Broadway, Melrose Park, IL 60160 708-343-1444

send Tax Bill:
Robert Brandt
1751 ^{W.} Augusta Blvd # 15
Chicago IL 60622