

2130325

**WARRANTY DEED**

**WHEN RECORDED MAIL TO:**

Alicia Garcia  
1539 Monroe Ave Unit 2  
River Forest, Illinois 60305

**SEND TAX BILLS TO:**

Alicia Garcia  
1539 Monroe Ave, Unit 2  
River Forest, Illinois 60305

Doc# 2202733292 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/27/2022 02:35 PM Pg: 1 of 3

Dec ID 20220101692416  
ST/CO Stamp 0-298-614-416 ST Tax \$124.00 CO Tax \$62.00

Above Space for Recorder's Use Only

The GRANTOR, **NEWNETT I LLC, AN ILLINOIS LIMITED LIABILITY COMPANY** of 1539 Monroe Ave, Unit 2 and G-3, River Forest, Illinois 60305, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GRANTEES, **Alicia Garcia, single, tenants by the entirety of 2237 N. Kilbourne, Chicago, Illinois 60639**, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

*See attached Exhibit -A-*

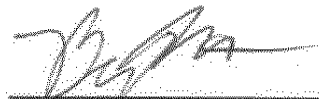
**Property Address:** 1539 Monroe Ave, Unit 2, and G-3, River Forest, IL 60305

**Permanent Index Number:** 15-01-202-030-1014 and 15-01-202-030-1021

Subject only to: general real estate taxes not due and payable at the time of Closing; 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.

HEREBY RELEASING HOMESTEAD RIGHTS:

IN WITNESS WHEREOF, the GRANTOR, **Benjamin Newton, as Manager of NewNett I LLC**, has caused his name to be signed to this instrument, dated this 12 of January, 2022.



**Benjamin Newton, as Manager of NewNett I LLC**

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )



VILLAGE OF RIVER FOREST  
Real Estate Transfer Tax

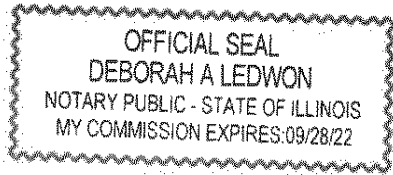
Date 1-19-22 Amount Paid \$124.00

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Benjamin Newton, as Manager of NewNett I LLC**, personally known

# UNOFFICIAL COPY

to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 12 day of January, 2022.



  
**Notary Public**

My commission expires: 9-28-22

#### ESTATE TRANSFER TAX

24-Jan-2022



COUNTY:	62.00
ILLINOIS:	124.00
<b>TOTAL:</b>	<b>186.00</b>

15-01-202-030-1014

| 20220101692416 | 0-298-614-416

THIS INSTRUMENT WAS PREPARED BY:

Hope F. Geldes  
 Geldes Law, Ltd.  
 1922 Home Ave.  
 Berwyn, Illinois 60402

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

UNITS 1539-2 AND G-3 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN MONROE HOUSE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25300018, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1539 MONROE AVE. UNIT 2, RIVER FOREST, IL 60305

PERMANENT INDEX NUMBER: 15-01-202-030-1014  
15-01-202-030-1021

Property of Cook County Clerk's Office