



762872

1 of 2

WARRANTY DEED (Illinois)

Doc# 2203908005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/08/2022 09:30 AM PG: 1 OF 5

THIS DEED is made as of the 11 day of
JANUARY, 2022, by and between

IAMCT LLC SERIES 2, AN IL SERIES LLC
("Grantor," whether one or more), AN Illinois
limited liability company,

and

TARQUINO JARA ALKIA
TARQUINO JARA ALVAREZ, AN
~~DIVORCED AND NOT SINCE~~ UNMARRIED
~~REMARIED~~ MAN,
("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

PARCEL 1: UNIT 4820-GE. IN THE AVERS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH 116 FEET OF THE SOUTH 231 FEET OF THE EAST 1/2 OF BLOCK 6 IN SPIKING'S SUBDIVISION OF THE WEST 60 ACRES (EXCEPT THE NORTHWEST 13 ACRES THEREOF) OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0623510031, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF A LIMITED COMMON ELEMENT STORAGE SPACE, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0623510031.

PARCEL INDEX NUMBER (PIN): 13-11-323-029-1027 (VOL: 331)

PROPERTY ADDRESS: 4820 N. AVERS UNIT GE, CHICAGO, IL 60625

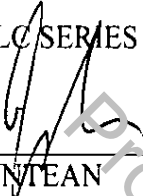
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2021 and subsequent years.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 11 day of Jan, 2022.

IAMCT LLC SERIES 2, AN IL SERIES LLC BY:



IOAN MUNTEAN



ELENA MUNTEAN

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712


MAIL TO: Nery & Richardson
4258 W 63rd St, Chicago, IL 60629

SEND SUBSEQUENT TAX BILLS TO: TARQUINO JARA ALVAREZ
4818 N. AVERS AVE., UNIT 6E, CHICAGO, IL 60625
4818 N. Avers Ave, Unit 6W, Chicago, IL 60625
OR RECORDER'S OFFICE BOX NO. _____

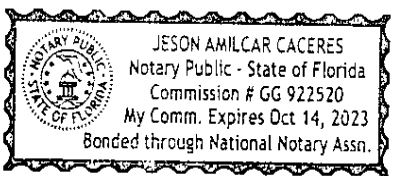
STATE OF Florida)
) SS
COUNTY OF Broward)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that IOAN MUNTEAN AND ELENA MUNTEAN FOR IAMCT LLC SERIES 2, AN IL SERIES LLC is 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 said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 11 day of Jan, 2022.

Notary Public  _____

My Commission Expires: Oct 14th 2023



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File No: 762872

EXHIBIT "A"

PARCEL 1: UNIT 4820-GE. IN THE AVERS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH 116 FEET OF THE SOUTH 231 FEET OF THE EAST 1/2 OF BLOCK 6 IN SPIKING'S SUBDIVISION OF THE WEST 60 ACRES (EXCEPT THE NORTHWEST 13 ACRES THEREOF) OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0623510031, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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Pin: 13-11-323-029-1027

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

27-Jan-2022



CHICAGO:

772.50

CTA:

309.00

TOTAL:

1,081.50*

13-11-323-029-1027 | 20220101610227 | 0-466-305-424

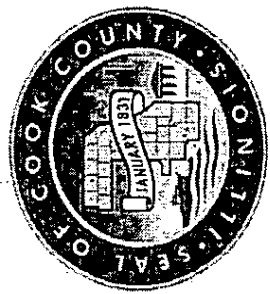
* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

27-Jan-2022



COUNTY:
ILLINOIS:
TOTAL:

51.50
103.00
154.50

13-11-323-029-1027

20220101610227

1-571-045-776

Property of Cook County Clerk's Office