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Chicago Title Insurance Company

Warranty DEED ILLINOIS STATUTORY

Doc#: 2203939151 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2022 09:53 AM Pg: 1 of 4

Dec ID 20220201618345
ST/CO Stamp 1-765-880-208
City Stamp 1-541-263-760

THE GRANTOR(S), Christopher M. Kizaric, a bachelor, of the State of Texas for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Kizaric Properties, LLC, an Illinois limited liability company (GRANTEE'S ADDRESS) 9116 Stratford Lane, Palos Hills, IL 60465 of the County of Cook, all interest in the following described Real Estate situated in the Lake in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO:

Covenants, conditions and restrictions of record, General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2021

10007611 ①

Permanent Real Estate Index Number(s): 14-31-319-029-1043 & -1141
Address(es) of Real Estate: 2300 W. Wabansia, Unit 208, Chicago, IL 60647

Dated this 3rd day of DECEMBER, 2021



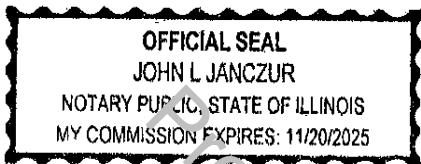
Christopher M. Kizaric

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STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Christopher M. Kizaric, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 3rd day of December, 2021



[Signature] (Notary Public)

Prepared By: John Janczur
19 S. La Salle Street, Suite 1201
Chicago, IL 60603

Mail To:
John L. Janczur
19 S. LaSalle #1201
Chicago, IL 60603
Name & Address of Taxpayer:

Exempt under provisions of Paragraph E Section 4
Real Estate Transfer Act.
12/31/21
Date [Signature]
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		08-Feb-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-31-319-029-1043 20220201618345 1-541-263-760		

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

REAL ESTATE TRANSFER TAX		08-Feb-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-31-319-029-1043 20220201618345 1-765-880-208		

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EXHIBIT "A"

UNIT NUMBER 208 AND P-28 IN THE CLOCK TOWER LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 34 TO 47, BOTH INCLUSIVE IN ISHANS RESUBDIVISION OF PARTS OF BLOCKS 3, 4 AND 5 OF ISHAMS SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF MILWAUKEE AVENUE IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 96656883, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property address: 2446 W. Arthington, Chicago, IL 60612

Tax Number: 16-13-415-023-0000

Property address: 2300 W. Wabansia, Unit 208, Chicago, IL 60647

Tax Number: 14-31-319-029-1043

Property of Cook County Clerk's Office

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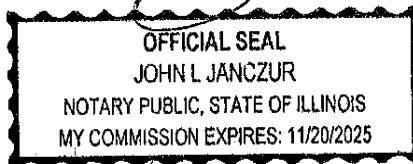
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/31, 2021

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said CHRISTOPHER M. KIZARIC
this 31ST day of DEC, 2021
Notary Public [Signature]

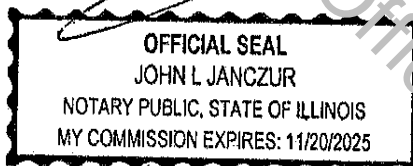


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12/31, 2021

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said CHRISTOPHER M. KIZARIC
This 31ST day of DEC, 2021
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)