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Doc#: 2209503068 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2022 07:59 AM Pg: 1 of 4

WARRANTY DEED (Individual to Individual)

Dec ID 20220301654509
ST/CO Stamp 1-966-259-600 ST Tax \$900.00 CO Tax \$450.00
City Stamp 0-288-505-232

THE GRANTOR(s), RUDOGU, INC. an Illinois Corporation as to Tract 1 and RODOLFO GUERRERO, a married man as to Tract 2 of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable considerations in hand paid,

CONVEY(S) and WARRANT(S) to:
2525 S. ARTESIAN LLC. a Delaware Limited Liability Co.
County of Cook, State of Illinois

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL:

This property does not constitute homestead property as to the grantor or his spouse.

Permanent Index Number (PINS): 16-25-223-003-0000 & 16-25-225-022-0000

Address(es) of Real Estate: 2429 W. 25th ST. CHICAGO, IL 60608 and
2525 S. ARTESIAN AVE., CHICAGO, IL 60608

Dated this: March 29th, 2022

RUDOGU, INC.

By: Rodolfo Guerrero (SEAL)
RODOLFO GUERRERO, President

President

Rodolfo Guerrero (SEAL)
RODOLFO GUERRERO

Red

211378341/2
Old Republic National Title
Insurance Company
9601 Southwest Highway
Oak Lawn IL 60453

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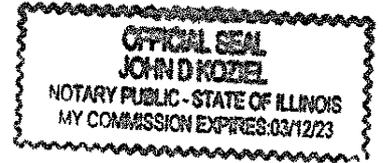
State of Illinois) ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT RODOLFO GUERRERO, 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 acknowledged that he signed, sealed and delivered the instrument as his 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 29th day of March 2022.


NOTARY PUBLIC

Commission expires March 12, 2023



This Instrument was prepared by: John D. Koziel, Attorney at Law
6413 W. 63rd St. Chicago, IL 60638

MAIL TO:

BERNARDO E. ROCHA
ATTY. AT LAW
300 SOUTH WACKER DRIVE,
SUITE 2300
CHICAGO, ILLINOIS 60606

REAL ESTATE TRANSFER TAX		JU-MAR-2022
	COUNTY:	450.00
	ILLINOIS:	900.00
	TOTAL:	1,350.00
16-25-223-003-0000		20220301654509
		1-906-259-600

REAL ESTATE TRANSFER TAX		JU-MAR-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-25-223-003-0000 | 20220301654509 | 0-288-505-232

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

SEND SUBSEQUENT TAX BILLS TO:

2525 S. ARTESIAN LLC
19 S. LaSalle St., Suite 501
Chicago, IL 60603

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FILE NO. 21137834

EXHIBIT "A"**TRACT 1:****PARCEL 1:**

LOTS 47 TO 54, BOTH INCLUSIVE, AND LOTS 67 TO 80, BOTH INCLUSIVE, AND AN IRREGULAR STRIP OF LAND LYING SOUTHWESTERLY FROM AND ADJOINING LOTS 79 AND 80 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF ARTESIAN AVENUE IN THE CITY OF CHICAGO, ILLINOIS AND THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD; THENCE SOUTH ALONG THE WEST LINE OF ARTESIAN AVENUE PROJECTED SOUTHERLY 6.54 FEET; THENCE NORTHWESTERLY, 81.35 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF SAID RAILROAD, MEASURED ALONG THE FACE OF COPING ON SAID RAILROAD CO'S RETAINING WALL; THENCE SOUTHEASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID RAILROAD, 77.23 FEET TO THE PLACE OF COMMENCEMENT, ALL OF THE ABOVE DESCRIBE LAUD BEING SITUATED IN BLOCK 16 IN WALKER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO THAT PART OF VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 67 AND LYING EAST OF THE WEST LINE OF SAID LOT 67, EXTENDED NORTH TO THE SOUTH LINE OF LOTS 47 TO 50, INCLUSIVE, IN THE SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS;

ALSO THE NORTH 8 FEET OF THAT PART OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS 54 TO 50 INCLUSIVE; AND ALSO THE EAST 8 FEET OF THAT PART OF THE VACATED ALLEY LYING WEST OF AND ADJOINING LOTS 67 TO 77, INCLUSIVE, AND ALSO LYING WEST OF AND ADJOINING THE WEST LINE OF THE VACATED ALLEY DESCRIBED IN THE IMMEDIATELY PRECEDING PARAGRAPH IN THE SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS;

EXCEPTING FROM THE ABOVE DESCRIBED PREMISES AN IRREGULAR STRIP OF LAND IN AND ACROSS LOTS 77, 78, AND 79 AFORESAID, ADJOINING THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID LOT 77 WHERE SAID WEST LINE INTERSECTS THE NORTH LINE OF THE RIGHT OF WAY OF SAID RAILROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE OF SAID RIGHT OF WAY, 6015 FEET; THENCE NORTHWESTERLY ALONG THE COPING OF THE RETAINING WALL OF SAID CHICAGO, BURLINGTON AND QUINCY RAILROAD, 69.67 FEET TO A POINT IN THE WEST LINE OF SAID LOT 77, 11.95 FEET NORTH OF THE PLACE OF COMMENCEMENT, MEASURED ALONG THE WESTERLY LINE OF SAID LOT 77, THENCE SOUTH TO THE PLACE OF COMMENCEMENT IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 58 TO 66, BOTH INCLUSIVE, AND THE NORTH-SOUTH AND EAST-WEST VACATED ALLEYS IN BLOCK 16 IN WALKER'S SUBDIVISION AFORESAID, DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF SAID EAST-WEST AND NORTH-SOUTH VACATED ALLEYS; THENCE WEST ALONG THE CENTERLINE OF THE EAST-WEST VACATED ALLEY, 95.04 FEET TO A POINT IN A CURVED LINE; THENCE SOUTHEASTERLY ALONG A CURVED LINE, CONVEX WESTERLY AND HAVING A RADIUS OF 690 FEET, A DISTANCE OF 275.97 FEET TO A POINT ON THE CENTERLINE OF SAID NORTH-SOUTH VACATED ALLEY (SAID POINT ALSO BEING ON THE NORTHERLY PROPERTY LINE OF THE BURLINGTON NORTHERN INC.); THENCE NORTHERLY ALONG SAID CENTERLINE 256.35 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

COMMON ADDRESS: 2429 W. 25TH STREET, CHICAGO, ILLINOIS 60608
PIN: 16-25-223-003-0000

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FILE NO. 21137834

TRACT 2:

LOTS 25 TO 38, BOTH INCLUSIVE, IN BLOCK 16 IN S. J. WALKER'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2525 S. ARTESIAN AVENUE, CHICAGO, ILLINOIS 60608
PIN: 16-25-225-022-0000

Property of Cook County Clerk's Office