

UNOFFICIAL COPY



2214422009D

THIS DOCUMENT WAS PREPARED BY:

Jeremy E. Reis, Esq.
Ruttenberg Gilmartin Reis LLC
1101 W. Monroe Street, Suite 200
Chicago, Illinois 60607

Doc# 2214422009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/24/2022 11:44 AM PG: 1 OF 5

AFTER RECORDING, RETURN TO:

Alena Jotkus, Esq.
Shvartsman Law Offices
400 Skokie Blvd., Suite 220
Northbrook, Illinois 60062

WARRANTY DEED

THIS INDENTURE is made as of this 19th day of May 2022 by B3F LLC Holdings 19, an Illinois limited liability company ("Grantor"), having a mailing address of 202 N. Justine Street, Chicago, Illinois 60607 and Joshua C. Bacorn ("Grantee"), having a mailing address of 400 Skokie Blvd., Suite 220, Northbrook, Illinois 60062.

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as Exhibit A and hereby made a part hereof, subject to those exceptions set forth on Exhibit B attached hereto.

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein.


TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.



[SIGNATURE PAGE FOLLOWS]

UNOFFICIAL COPY


IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 19th day of May 2022.

B3F LLC Holdings 19,
an Illinois limited liability company

By: 
Title: Jeremy E. Reis
Authorized Signatory

REAL ESTATE TRANSFER TAX		24-May-2022
		COUNTY: 550.00
		ILLINOIS: 1,100.00
		TOTAL: 1,650.00
17-19-423-019-0000		20220501620092 0-286-556-048

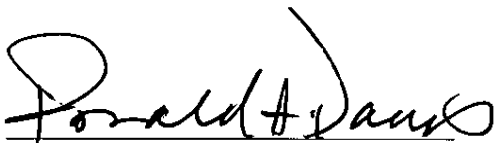
State of Illinois)
) ss
County of Cook)

REAL ESTATE TRANSFER TAX		24-May-2022
		CHICAGO: 8,250.00
		CTA: 3,300.00
		TOTAL: 11,550.00 *
17-19-423-019-0000		20220501620092 1-048-346-512

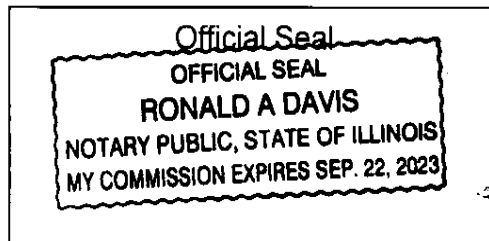
* Total does not include any applicable penalty or interest due.

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jeremy E., Reis, the Authorized Signatory of B3F LLC Holdings 19, an Illinois limited liability company, 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 and delivered this instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 19th day of May 2022.


Notary

Commission Expires: 9-22-2023



UNOFFICIAL COPY

Send Subsequent Tax Bills To:

Joshua Bacon

(Name)

520 Walden Glen Lane

(Address)

Alpharetta, GA 30004

(City, State, Zip)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 6 IN GREGORY'S SUBDIVISION OF BLOCK 62 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 17-19-423-019-0000

COMMON ADDRESS: 1813 WEST 21ST STREET, CHICAGO, ILLINOIS 60608

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2021, second installment and subsequent years for taxes not yet due and payable.
2. Existing unrecorded leases, if any.
3. Encroachment of Building Corner located mainly on subject land over and onto land Easterly and adjoining a distance of 0.35 feet, more or less, as depicted on the plat of survey dated 4/26/2022 by Carradus Land Survey Inc, job/order no. 37707.
4. Encroachment of Concrete walk located mainly on subject land over and onto land Easterly and adjoining a distance of 0.80 feet, more or less, as depicted on the plat of survey dated 4/26/2022 by Carradus Land Survey Inc, job/order no. 37707.
5. Encroachment of Concrete Drive located mainly on subject land over and onto land Easterly and adjoining a distance of 0.60 feet, more or less, as depicted on the plat of survey dated 4/26/2022 by Carradus Land Survey Inc, job/order no. 37707.

Property of Cook County Clerk's Office