UNOFFICIAL COPY

FIDELITY NATIONAL TITLE OC22011720

Doc#. 2215321137 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/02/2022 11:01 AM Pg: 1 of 3

Dec ID 20220501630826

ST/CO Stamp 0-588-087-376 ST Tax \$1,350.00 CO Tax \$675.00

City Stamp 0-051-216-464 City Tax: \$14,175.00

WARRANTY DEED ILLINOIS STATUTORY

(LLC to Individual)

(The Above Space for Recorder's Use Only)

THE GRANTOR, 2905 LOGAN BOULEVARD LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, and pursuant to authority given by the Manager of said limited liability company, for an in consideration of ter dollars (\$10.00), and other good and valuable consideration, in hand paid, does hereby CONVEY and WARRANT to Kristopher Matthew Roberts, and Amanda Stander of Chinage the state of the all interest in the following described Real Estate situated in the County of Cook and State of entirety Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-25-317-007, 0000

Property Address: 2905 West Logan Boulevard, Chicago, IL 60647

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

UNOFFICIAL COPY

Dated this day of	_ <i>3023</i> .
	2905 Logan Boulevard, LLC By MF Illinois Properties, LLC By: Mark Falanga Its: Authorized Signatory
STATE OF WOODS) SCOUNTY OF COUNTY O	S

I, the undersigned, 2 Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark Falanga, 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 severally acknowledged that as such, signed and delivered the said instrument, pursuant to authority given by the Manager of said limited hability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this day of 4022.

Nour, Public

THIS INSTRUMENT PREPARED BY: Marneris Law, P.C. 10661 South Roberts Road, Suite 107 Palos Hills, IL 60465

MAIL TO:

KRISTOPHER ROBERTS

815 W ARMITAGE

CHICAGO IL 60614

Granties Midvess + SEND SUBSEQUENT TAX +11 LS TO:

Kristopher Matthew Roberts

2905 West Logan Boulevard. 215 W. AFMIT AG
Chicago, IL 60647 GOOG

METHYST MARIE HERNANDEZ
Official Seal

Motally Public - State of Illinois

My Cornei)sion Expires Sep 2, 2025

	31-May-2022
ΓY:	675.00
HS:	1,350.00
AL:	2,025.00
26 L 0.6	600 007 270

REAL ESTATE TRANSFER TAX		31-May-2022
G	CHICAGO: CTA: TOTAL:	10,125.00 4,050.00
13-25-317-007-0000 * Total does not include	20220501630826 any applicable penal	0-051-216-464 lty or interest due.

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

THE EAST 1/2 OF LOT 9 AND THE WEST 16 1/2 FEET OF LOT 10 IN GEORGE A. SEAVERN'S RESUBDIVISION OF THE NORTH PART OF BLOCKS 1, 2 AND 3 IN GEORGE A. SEAVERN'S SUBDIVISION OF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-25-317-007-0000

Blvd.

SS: 2905

OP COOP COUNTY CLORES OFFICE Property Address: 2905 West Logan Boulevard, Chicago, IL 60647