

# UNOFFICIAL COPY



TITLE

700 E Diehl Rd. - Suite 180  
Naperville, IL 60563

Doc#: 2215718091 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/06/2022 09:07 AM Pg: 1 of 3

Dec ID 20220501631055  
ST/CO Stamp 1-848-975-440 ST Tax \$1,670.00 CO Tax \$835.00  
City Stamp 0-775-233-616 City Tax: \$17,535.00

## Recording Information Cover Page

This page is added for the purpose of affixing recording information

1659335 1/3

- DEED \_\_\_\_\_
- MORTGAGE \_\_\_\_\_
- POWER OF ATTORNEY \_\_\_\_\_
- RELEASE \_\_\_\_\_
- SUBORDINATION \_\_\_\_\_
- OTHER \_\_\_\_\_

STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

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1059395 1/3  
**WARRANTY DEED**

THE GRANTOR, ROSEBUD PROPERTIES L.L.C., an Illinois Limited Liability Company, of the Village of Lincolnwood, County of Cook, State of Illinois for and in consideration of TEN DOLLARS, (\$10.00), in hand paid, CONVEYS and WARRANTS to 2350 W CHARLESTON LLC, an Illinois Limited Liability Company, of Chicago, Illinois, individually,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See attached for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 2021 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Permanent Index Number (PIN): 14-31-124-008-0000

Address(es) of Real Estate: 2101 N. Western, a/k/a 2350 W. Charleston, Chicago, IL 60647

DATED this 31st day of May, 2022

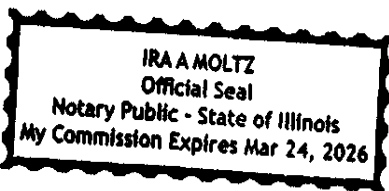
*Rosebud Properties L.L.C., an Illinois Limited Liability Company, Joel Koppel, Manager* (SEAL)  
ROSEBUD PROPERTIES L.L.C., an Illinois Limited Liability Company, JOEL KOPPEL, Manager

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO, HEREBY CERTIFY that ROSEBUD PROPERTIES L.L.C., an Illinois Limited Liability Company, JOEL KOPPEL, MANAGER,, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the rights of homestead.

Given under my hand and official seal, this 31st day of May, 2022

Commission expires March 24, 2026 Joel Koppel  
NOTARY PUBLIC



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## Legal Description

of premises commonly known as 2101 N. Western a/k/a 2350 W. Charleston, Chicago, Il. 60647

LOT 4 IN OWNERS' DIVISION OF PART OF BLOCK 13 IN HOLSTEIN, A SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OWNERS' DIVISION FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER LR554066.


This instrument was prepared by IRA A. MOLTZ, Atty., 1220 Rudolph, #2D, Northbrook, Il. 60062

### MAIL TO:

Apt. Source  
2533 W. Fullerton  
Chicago, IL 60647



### SEND SUBSEQUENT TAX BILLS TO:

Arthur Paris  
2533 W. Fullerton Ave.  
Chicago, IL 60647

REAL ESTATE TRANSFER TAX		02-Jun-2022
	CHICAGO:	12,525.00
	CTA:	5,010.00
	TOTAL:	17,535.00 *

14-31-124-008-0000 | 20220501631055 | 0-775-233-616

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

REAL ESTATE TRANSFER TAX		02-Jun-2022
	COUNTY:	835.00
	ILLINOIS:	1,670.00
	TOTAL:	2,505.00

14-31-124-008-0000 | 20220501631055 | 1-848-975-440