

UNOFFICIAL COPY

Doc#: 2226213199 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/19/2022 11:42 AM Pg: 1 of 3

Dec ID 20220901639534
ST/CO Stamp 0-757-524-048 ST Tax \$175.00 CO Tax \$87.50
City Stamp 0-856-122-960 City Tax: \$1,837.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

1910-12 W. Estes, LLC
6648 N. Glenwood Ave.
Chicago, IL 60626

10 of 103
FIRST AMERICAN TITLE
FILE # AF1028147

(The Above Space for Recorder's Use Only)

THE GRANTOR 1910-12 W. Estes, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Noel Peters, of 1912 W Estes Ave, #G, Chicago, IL 60626, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

XA Single Woman MB

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 11-31-200-036-1005 and 11-31-200-036-1016

Property Address: 1912 W Estes Ave, #G, Chicago, IL 60626

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

(SIGNATURE PAGE FOLLOWS)

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Dated this 14th day of September, 2022.

[Signature]
Daniel Herlo, sole member of
1910-12 W Estes, LLC



STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Daniel Herlo, sole member of 1910-12 W Estes, LLC 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 it signed, sealed and delivered in the instrument as its free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 14 day of September, 2022.

[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY
Benjamin W. Wong
Benjamin W. Wong & Associates
2615 N. Sheffield Ave.
Chicago, IL 60614

MAIL TO:

Wynette M. Head & Associates PC
~~321 N. Clark St~~
Chicago, IL 60654

320 W. OHIO Street,
Suite 300

SEND SUBSEQUENT TAX BILLS TO:

Noel M. Peters
1912 W Estes Ave
#G
Chicago, IL 60626

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EXHIBIT A LEGAL DESCRIPTION

UNIT NO. 1912-G AND P-8, IN MAJESTES CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 18 IN BLOCK 7 IN ROGERS PARK, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 17, 2007 AS DOCUMENT NO. 0726015055, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 11-31-200-036-1005 and 11-31-200-036-1016

Property Address: 1912 W Estes Ave, #G, Chicago, IL 60626