

UNOFFICIAL COPY



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY



Doc# 2229412010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/21/2022 09:58 AM PG: 1 OF 2

Chicago Title

DLCSA 365393 up ✓

THE GRANTOR, WSJ Holdings LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and authorized to transact business in the State of Illinois, having its principal place of business at 525 W. Monroe, Chicago, Illinois 60661, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, Vilgert Kosova and Keis Kostaqi, a married couple, as Joint Tenants and not as Tenants in Common, of 111 E. Chestnut, #34B, Chicago, Illinois 60611, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER(S): 2A-20/21 IN THE 111 EAST CHESTNUT GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 2, 2*, 2A, 2A*, 2B, 2C, 2D, 2E, 2G, 2H*, 2I*, 2J*, 2K* AND 2L* IN THE MARIA GOULETAS' SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08193114, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2: EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY GRANT OF EASEMENTS PERTAINING TO THE PREMISES COMMONLY KNOWN AS 111 EAST CHESTNUT, CHICAGO, ILLINOIS RECORDED DECEMBER 22, 1994 AS DOCUMENT 04074562 MADE BY LASALLE NATIONAL TRUST, N. A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBER 118065 OVER AND UPON PROPERTY DESCRIBED THEREIN.

SUBJECT TO:

Covenants, conditions and restrictions of record; building lines and easements, if any; condominium declaration and all amendments; public and utility easements, including any easements established by or implied from the condominium declaration or amendments; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act; general real estate taxes not yet due and payable; acts done by or suffered through Grantee;

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-03-225-079-1048

Address of Real Estate: 111 E. Chestnut St. 2A-20/21, Chicago, IL 60611

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Dated this 7 day of Oct, 2022

Jonathan Graber
Jonathan Graber, Manager of WSJ Holdings
LLC, an Illinois limited liability company

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jonathan Graber, Manager of WSJ Holdings LLC, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) is 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 right of homestead.

Given under my hand and official seal, this 7th day of October, 2022






Quin Robert Frazer (Notary Public)

Prepared By: Thompson & Thompson
19 S. LaSalle St., Suite 302
Chicago, Illinois 60603

Mail To:
Richard W. Laubenstein, Esq.
216 W. Higgins Rd.
Park Ridge, IL 60068

Name & Address of Taxpayer:
Vilgert Kosova and Keis Kostaqi
111 E. Chestnut St., #34B
Chicago, IL 60611

REAL ESTATE TRANSFER TAX		19-Oct-2022
	COUNTY:	20.50
	ILLINOIS:	41.00
	TOTAL:	61.50
17-03-225-079-1048 20221001666060 1-412-325-712		

REAL ESTATE TRANSFER TAX		19-Oct-2022
	CHICAGO:	307.50
	CTA:	123.00
	TOTAL:	430.50 *
17-03-225-079-1048 20221001666060 1-704-747-344		

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