

UNOFFICIAL COPY

Doc#: 2331313074 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/09/2023 10:03 AM Pg: 1 of 2

Dec ID 20231001653412
ST/CO Stamp 1-951-487-952 ST Tax \$145.00 CO Tax \$72.50
City Stamp 0-514-742-224 City Tax: \$1,522.50

File FD 23-081041
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Bryant CIE, LLC
4343 North Clarendon Avenue
Unit 1110
Chicago, IL 60613

(The Above Space for Recorder's Use Only)

THE GRANTOR Bryant CIE, LLC, a dissolved Illinois Limited Liability Company for the purpose of winding down buisess, 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 Milton Rodriguez, as Trustee of the Milton Rodriguez Trust dated April 13, 2023, of Oak Park, Illinois, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit.

LEGAL DESCRIPTION


Parcel 1: Unit 1110 in Boardwalk Condominium as delineated on a survey of the following described real estate: Lots 1 to 3, 11 to 16 in C.U. Gordon's Addition to Chicago, said addition being a Subdivision of Lots 5, 6, 23 and 24 and that part of vacated streets between said lots in School Trustee's Subdivision of Fractional Section 16, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 25120912 together with its undivided percentage interest in the common elements, in Cook County, Illinois.



Parcel 2: The exclusive right to the use of Parking Space 31, limited common element as delineated on the Survey attached to the Declaration aforesaid, recorded as Document Number 25120912, in Cook County, Illinois.

Permanent Index Number(s): 14-16-300-032-1233

Property Address: 4343 North Clarendon Avenue, Unit 1110, Chicago, IL 60613

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

REAL ESTATE TRANSFER TAX		07-Nov-2023
	CHICAGO:	1,087.50
	CTA:	435.00
	TOTAL:	1,522.50 *

REAL ESTATE TRANSFER TAX		07-Nov-2023	
		COUNTY:	72.50
		ILLINOIS:	145.00
		TOTAL:	217.50

14-16-300-032-1233 | 20231001653412 | 0-514-742-224

Page 1 of 2

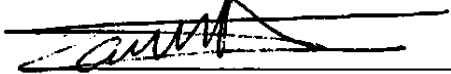
14-16-300-032-1233 | 20231001653412 | 1-951-487-952

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

UNOFFICIAL COPY

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.

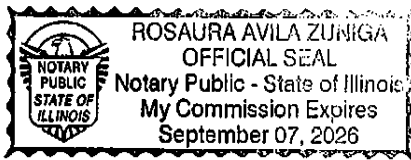
Dated this 1st day of November, 2023.



Bryant CIE, LLC, by Stéphane Contault, Manager

STATE OF ILLINOIS)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Stéphane Contault, Manager of Bryant CIE, LLC is 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 1st day of November, 2023.





Notary Public

THIS INSTRUMENT PREPARED BY
Ted Lane
Diaz, Anselmo & Associates
1771 West Diehl Rd., Suite 120
Naperville, IL 60563

MAIL TO:

Valezquez Law Group
111 W Wabash Avenue
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Milton Rodriguez
4343 North Clarendon Avenue
Unit 1110
Chicago, IL 60613