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KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/8/2024 12:00 AM Pg: 1 of 4

Dec ID 20240301644842
ST/Co Stamp 2-026-719-792 ST Tax \$150.00 CO Tax \$75.00
City Stamp 0-952-977-968 City Tax \$1,575.00

Property of Cook County Clerk's Office

WARRANTY DEED

THIS INDENTURE is made as of this 29 day of February, 2024 by and between **ASM 1419 State LLC**, an Illinois limited liability company, of the City of Chicago, State of Illinois ("Grantor"), and **Max Heinritz** as a Single Person of the City of Chicago, State of Illinois ("Grantee").

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEYS AND WARRANTS unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See **Exhibit A** attached hereto



SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.


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

Permanent Real Estate Tax Number: 17-03-102-034-1020

Address of Real Estate: 1419 North State Parkway, Unit 504, Chicago, IL 60610

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX	04-Mar-2024
 	COUNTY: 75.00
	ILLINOIS: 150.00
	TOTAL: 225.00
17-03-102-034-1020	20240301644842 2-026-719-792

REAL ESTATE TRANSFER TAX	04-Mar-2024
	CHICAGO: 1,125.00
	CTA: 450.00
	TOTAL: 1,575.00 *
17-03-102-034-1020	20240301644842 0-952-977-968
* Total does not include any applicable penalty or interest due.	

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 29 day of February, 2024.

ASM 1419 STATE LLC, an Illinois limited liability company

By: *Aaron S. Martell*
Aaron S. Martell, Managing Member

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State of ILLINOIS)

) ss

County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Aaron S. Martell, 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 this said 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 official seal, this 29 day of February, 2024.

Doris Kay Brubaker
Notary Public

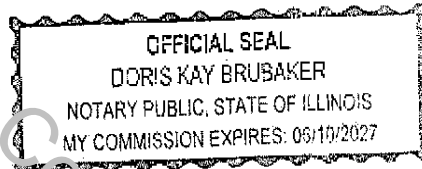
Commission expires:

Send Subsequent Tax Bills To:

Max Herzog
1419 W State PKwy Unit 1054
Chicago IL 60610

After Recording Return To:

→ same



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EXHIBIT A

Legal Description

UNIT NUMBER 504 IN 1419 NORTH STATE PARKWAY CONDOMINIUM AS
DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 5 FEET OF LOT 28 AND ALL OF LOT 29 AND THE SOUTH 20 FEET OF LOT
30, IN BLOCK 3 IN THE CATHOLIC BISHOP OF CHICAGO LAKE SHORE DRIVE
ADDITION TO CHICAGO, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF
THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP FOR 1419 NORTH STATE PARKWAY RECORDED AS
DOCUMENT NUMBER 25171568, AS AMENDED FROM TIME TO TIME, TOGETHER
WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN
COOK COUNTY ILLINOIS.

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