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WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2410020219 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/9/2024 1:50 PM Pg: 1 of 3

Dec ID 20240301663709
ST/Co Stamp 1-099-853-360 ST Tax \$268.00 CO Tax \$134.00
City Stamp 0-380-530-224 City Tax \$2,814.00

10/1
FIRST AMERICAN TITLE
FILE # AF1042484

Preparer File: VV Real Estate Partners
LLC
FATIC No.: AF1042484

THE GRANTOR(S), VV Real Estate Partners LLC, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Param Enterprise Inc., of 1418 Blume Dr, Elgin, IL 60124, of the County of Kane, 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 and made a part hereof

SUBJECT TO:

Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; any general real estate taxes not yet due and payable at the time of closing. 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(s): 17-10-203-027-1063 **AND** 17-10-203-027-1064

Address(es) of Real Estate: 233 E. Erie #1503-1504
Chicago, Illinois 60611

Dated this 3rd day of April, 2024

VV Real Estate Partners LLC

By: 
Benjamin Fernandez Galindo, Manager



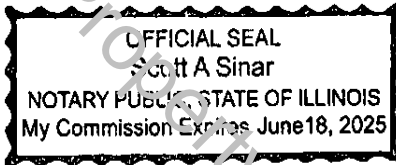
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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Benjamin Fernandez Galindo, personally known to me to be the Manager of VVV Real Estate Partners LLC, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 3RD day of APRIL, 2024.



[Signature]
Notary Public

Prepared by:
Scott Sinar
1341 W. Fullerton Ave. Suite 159
Chicago, IL 60614

Mail to:
Thomas Haught, Esq.
939 N. Plum Grove Rd. Ste. C
Schaumburg, IL 60173

Name and Address of Taxpayer:
Param Enterprise Inc
1418 Blume Dr
Elgin, IL 60124

PROPERTY OF COOK COUNTY CLERK'S OFFICE



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Exhibit "A" – Legal Description

Parcel 1: Unit 1503 together with its undivided percentage interest in the common elements in STREETERVILLE CENTER CONDOMINIUM, as delineated and defined in the declaration recorded as Document Number 26017897, as amended from time to time, in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Unit 1504 together with its undivided percentage interest in the common elements in STREETERVILLE CENTER CONDOMINIUM, as delineated and defined in the declaration recorded as Document Number 260177897, as amended from time to time, in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3: Easements appurtenant to and for the benefit of Parcels 1 & 2 to maintain party wall established by party wall agreement recorded as Document Number 1715549, all in Cook County, Illinois.

Parcel 4: Easement for ingress and egress for the benefit of Parcels 1 and 2 as set forth in the declaration of covenants, conditions, restrictions and easements dated October 1, 1981 and recorded October 2, 1981 as Document 26017894.



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