

# UNOFFICIAL COPY

⑧ 20774016 hmn mhc  
**WARRANTY DEED**  
**ILLINOIS STATUTORY** 1 of 2  
Limited liability company to Individual(s)



Doc#: 0814901126 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/28/2008 02:37 PM Pg: 1 of 3

MAIL TO:  
Peter Marx  
Attorney at Law  
7104 W. Addison  
Chicago, Illinois 60634

NAME/ADDRESS OF TAXPAYER:  
Jared Stull  
Unit 4N  
3536 N. Ashland Avenue  
Chicago, Illinois 60657

RECORDER'S STAMP

M.G.R. TITLE

The Grantor, 3536 N ASHLAND LLC, a limited liability company organized 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 the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said company, CONVEYS and WARRANTS unto

M.  
JARED STULL & Jennifer J. FLYNN  
as Joint Tenants

of Chicago, Illinois, the following described property situated in the County of Cook in the State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

Permanent Index Number: 14-19-408-029-0000 AND 14-19-408-030-0000 (undivided)

Commonly Known As: Unit 4N, 3536 N. Ashland Avenue, Chicago, IL 60657

Subject to: See Legal Description attached hereto and made a part hereof.

In Witness Whereof, the said Grantor has caused its name to be signed to these presents by its Manager this 22<sup>nd</sup> day of May, 2008.

3536 N ASHLAND LLC,  
an Illinois limited liability company

By:    
Krassimir (aka Chris) A. Angelov, Its Manager

City of Chicago

Dept. of Revenue

552740



Real Estate

Transfer Stamp

\$5,197.50

05/23/2008 11:27 Batch 03101 72

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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 Krassimir (aka Chris) A. Angelov, personally known to me to be the Manager of 3536 N ASHLAND LLC, and 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 as such Manager he signed and delivered the said instrument, pursuant to authority, given by the Board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

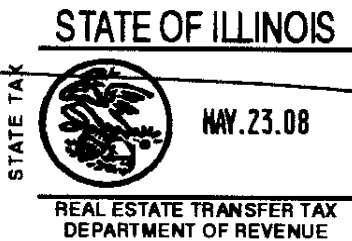
Given under my hand and official seal this 22<sup>nd</sup> day of May, 2008.



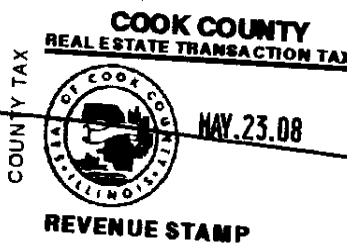
*Luz E Rangel*  
Notary Public

This instrument prepared by:

John E. Lovestrand  
PALMISANO & LOVESTRAND  
19 South LaSalle Street, Suite 900  
Chicago, Illinois 60603



596600000	REAL ESTATE TRANSFER TAX
# 0000029965	00495.00
	FP 103037



627240000	REAL ESTATE TRANSFER TAX
# 0000042229	00247.50
	FP 103042

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## Legal Description

Units 4N and G-2 in the 3536 N. ASHLAND CONDOMINIUMS as delineated on a survey of the following described property :

**Lots 8 and 9** in Block 1 (EXCEPT THEREFROM that part of said lots lying East of a line 50 feet West of and parallel to the East line of Section 19), in L. Turner's Resubdivision of Blocks 1, 2, 3, 4, 5 and 6 in L. Turner's Subdivision of the Northeast  $\frac{1}{4}$  of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

which survey is attached to the Declaration of Condominium recorded as Document 0814322005, together with an undivided percentage interest in the Common Elements.

Permanent Real Estate Index Number: **14-19-408-029-000 & 14-19-408-030-0000** (undivided)

Address: **Unit 4N, 3536 N. Ashland Avenue, Chicago, Illinois 60657**

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE IS NO RIGHT OF FIRST REFUSAL FOR THIS UNIT AS THIS IS A NEW CONSTRUCTION CONDOMINIUM AND THERE WAS NO TENANT.

### SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) utility easements, if any, whether recorded or unrecorded;
- (7) covenants, conditions, restrictions, encroachments and easements of record, including the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants recorded in the Office of the Cook County Recorder of Deeds.