

# UNOFFICIAL COPY



Doc#: 1222218008 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/09/2012 08:44 AM Pg: 1 of 3

## WARRANTY DEED

2215 WABANSIA, LLC., LIMITED LIABILITY COMPANY created 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 and in consideration of the sum of Ten----- DOLLARS, and other good and valuable consideration \_\_\_\_\_ in hand paid, and pursuant to authority given by the Board of Managers of said LLC., CONVEYS and WARRANTS to

**CHRISTOPHER HAGALE**

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:

AS PER ATTACHED :

Permanent Real Estate Index Number(s) 14-31-328-099-0000; 14-31-328-112-0000

Address(es) of Real Estate 2219 W. WABANSIA AVENUE , UNIT #1E , CHICAGO , IL 60647

SUBJECT TO: covenants, conditions and restrictions of record,

Document No.(s) \_\_\_\_\_ and \_\_\_\_\_ to General Taxes for 2012 and subsequent years.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Member, this 18<sup>TH</sup> day of JULY ,2012.

S ✓  
P 3  
S ✓  
SC ✓  
INT ✓

*A12-0431E MB*

Alliance Title Corporation  
5523 N. Cumberland Ave., Ste. 1211  
Chicago, IL 60656  
(773) 556-2222

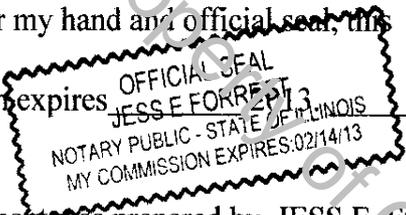
2215 WABANSIA, LLC.,  
(Name of Corporation)  
  
\_\_\_\_\_  
Managing Member

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, Do HEREBY CERTIFY that BARTLOMIEJ PRZYJEMSKI personally known to me to be the Managing Member of the 2215 WABANSIA, LLC., and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person as such Managing Member, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said LLC., for the uses and purposes therein set forth.

Given under my hand and official seal, this 18<sup>TH</sup> day of JULY, 2012.

Commission expires



*Jesse E. Forrest*  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by JESS E FORREST 2853 N. PULASKI RD., # CN, CHICAGO, IL 60641  
(Name and Address)

[MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:

Recorded Deed]

*J*

CHRISTOPHER HAGALE  
Jordan A. Barn, Esq., 2219 W. WABANSIA AVE., UNIT # 1E  
CHICAGO, IL 60647  
Law Offices of Jordan A. Barn, LLC  
1250 W. Van Buren St., Ste. 601  
Chicago, IL 60607

OR: RECORDER'S OFFICE BOX NO. \_\_\_\_\_

REAL ESTATE TRANSFER	08/07/2012
 CHICAGO:	\$4,125.00
CTA:	\$1,650.00
<b>TOTAL:</b>	<b>\$5,775.00</b>
14-31-328-099-0000   20120701602641   QVQDTR	

REAL ESTATE TRANSFER	08/07/2012
  COOK:	\$275.00
ILLINOIS:	\$550.00
<b>TOTAL:</b>	<b>\$825.00</b>
14-31-328-099-0000   20120701602641   BRBKP8	

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 1E IN THE **2219 W. WABANSIA AVENUE CONDOMINIUM** AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1214345045 AS AMENDED FROM TIME TO TIME , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY , ILLINOIS.

### PARCEL 2:

THE RIGHT TO THE USE OF PARKING SPACE NUMBER G-3 AND STORAGE SPACE NUMBER S-3 , LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 1214345045

P.I.N.:14-31-328-099-0000 ; 14-31-328-112-0000

COMMONLY KNOWN AS: UNIT NO. 1E  
2219 W. WABANSIA AVE., CHICAGO , IL 60647

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 AFORESAID, 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.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.