



Doc#: 1227742178 Fee: \$68.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/03/2012 02:20 PM Pg: 1 of 4

**WARRANTY DEED
ILLINOIS STATUTORY**

1) FIRST AMERICAN
File # 2326228

THE GRANTOR, LOGAN SQUARE DEVELOPMENT, INC., an Illinois corporation, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to PATRICIA LUNA, 3736 N. Magnolia #2, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

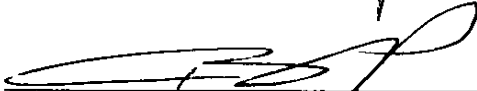
See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act and Code; (c) the Condominium Documents, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances which do not interfere with the use of the Purchased Unit as a private residence; (e) special taxes or other assessments for improvements not yet completed; (f) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (g) easements, agreements, conditions, covenants, and restrictions of record, if any; (h) licenses affecting the Common Elements of Purchase

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): 13-35-405-044-0000 & 13-35-405-045-0000
Address of Real Estate: 1916 N. KEDZIE AVE. #1F, Chicago, Illinois 60647



Dated this 25 day of Sept, 2012.



LOGAN SQUARE DEVELOPMENT, INC.
by BOGDAN POPOVYCH, President

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REAL ESTATE TRANSFER	09/28/2012
 CHICAGO:	\$1,893.75
CTA:	\$757.50
TOTAL:	\$2,651.25
13-35-405-044-0000 20120901604200 0PJL6	

REAL ESTATE TRANSFER	09/28/2012
  COOK	\$126.25
ILLINOIS:	\$252.50
TOTAL:	\$378.75
13-35-405-044-0000 20120901604200 JQJBDJ	

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BOGDAN POPOVYCH, 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 he signed, sealed and delivered the said instrument as his 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 25 day of Sept., 2012.



[Signature] (Notary Public)

Prepared By: Jonathan M. Aven
180 N. Michigan Ave. #2105
Chicago, Illinois 60601

Mail To:
Rudolf Schade
Cassiday Scahme, LLC
20 N. Wacker Dr. #1000
Chicago, IL 60606

Name & Address of Taxpayer:
PATRICIA LUNA
1916 N. KEDZIE AVE. #1F
Chicago, IL 60647

Popovych
Cook County Clerk's Office

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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN

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

THE UNIT WAS VACANT AT THE TIME OF THE CONVERSION OF THE UNIT; THEREFORE TENANT HAD NO RIGHTS WITH REGARD TO SAID UNIT.

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Parcel 1:

Unit No. 1F, in 1916 N. Kedzie Condominium Association, as delineated on a plat of survey of the following described tract of land: Lot 39, in Block 1, in Winkelman's Resubdivision of Blocks 1 to 12, in E. Simon's Original Subdivision of the Southeast quarter of Section 35, Township 40 North, Range 13 East of the Third Principal Meridian, which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded July 25, 2012, as document no. 1220722000, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of parking space P2 as limited common elements, as set forth in the Declaration of Condominium, and survey attached thereto.

Permanent Index #'s: 13-35-405-044-0000 Vol. 375 and 13-35-405-045-0000 Vol. 375

Property Address: 1916 North Kedzie Avenue Unit 1F, Chicago, Illinois 60647

Property of Cook County Clerk's Office