

UNOFFICIAL COPY



MAIL TO:

ZOE BIEL

77W. WASHINGTON #2110

CHICAGO, IL 60602

Doc#: 1232535042 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/20/2012 12:05 PM Pg: 1 of 3

1409 ST 5 | 33086 | CTRC Submerged / 2 of 4 / no abs

(The Above Space For Recorder's Use)

WARRANTY DEED

THIS INDENTURE, made this 22nd day of Nov, 2012 between 3734 NORTH WILTON, L.L.C., an limited liability company 008 May, Chicago, Il 60642 created and existing under and by virtue of the laws of State of Illinois, and duly authorized to transact business in the State of Illinois, as GRANTOR, and 3734 N. WILTON REDUX, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY as Grantee.

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) in receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:


SEE EXHIBIT A ATTACHED HERETO

There are no Tenants in the Unit with the right of first refusal.



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.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

REAL ESTATE TRANSFER	11/02/2012
 CHICAGO:	\$5,512.50
CTA:	\$2,205.00
TOTAL:	\$7,717.50

14-20-220-042-1001 | 20121101600102 | AT12NQ

REAL ESTATE TRANSFER	11/02/2012
 COOK:	\$367.50
 ILLINOIS:	\$735.00
TOTAL:	\$1,102.50

14-20-220-042-1001 | 20121101600102 | R7DJ9Q

Box 334

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UNOFFICIAL COPY**EXHIBIT A
LEGAL DESCRIPTION****PARCEL 1:**

UNIT NUMBER 1N AND 1S THE 3734 WILTON PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 20 (EXCEPT THE WEST 50 FEET THEREOF CONVEYED TO THE NORTHWESTERN ELEVATED RAILROAD COMPANY) IN BLOCK 5 IN BUCKINGHAM'S SECOND ADDITION TO LAKE VIEW IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0734603089, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 TO TRAVEL UNDER THE ELEVATED RAILROAD TRACKS LOCATED ON THE WEST 50 FEET OF SAID LOT 20 TO AND FROM THE NORTH AND SOUTH ALLEY LOCATED WEST OF AND ADJOINING SAID LOT 20 AS RESERVED IN THE DEED FROM CHARLES SILET AND MAGDALENA SILET TO CLARENCE BUCKINGHAM RECORDED JULY 26, 1895, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES 5 AND 6, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0734603089.
PIN: 14-20-220-042-1001; 14-20-220-042-1002
ADDRESS OF PROPERTY: 3734 N. WILTON, #1N & 1S, CHICAGO, ILLINOIS 60613

Subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the Declaration;
9. Grantee's mortgage, and
10. acts done or suffered by the Grantee

This Deed was prepared by: David Chaiken, 111 W. Washington, Chicago, IL 60602

Send Subsequent tax bills to:

J. SIMS HOLDINGS
3734 N WILTON REDUX LLC
3900 N CLAREMONT AVE #2004
CHICAGO, IL 60618