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WARRANTY DEED

Doc#: 1302516082 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/25/2013 02:38 PM Pg: 1 of 3

1864-1870 NORTH DAMEN, 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

BOTH SINGLE INDIVIDUALS

DALE RILEY AND JENNIFER GERBER, not in Tenancy in Common, but in Joint Tenancy.

(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) 14-31-315-044-0000; *- underlying*

Address(es) of Real Estate 1864 N. DAMEN AVENUE, UNIT # 3, 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 24TH day of JANUARY, 2013.

Near North National Title
222 N. LaSalle
Chicago, IL 60601

1864-1870 NORTH DAMEN, LLC.,
Name of Corporation)

Managing Member

S Y
P 3
S N
SC Y
INT Y

1082

KR

NOV 22 3 00

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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 1864-1870 NORTH DAMEN, 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 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 24TH day of JANUARY, 2013.

Commission expires  2017.
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:

After recording to →

DALE RILEY
1864 N. DAMEN AVE., UNIT # 3
CHICAGO, IL 60647

OR: RECORDER'S OFFICE BOX NO. _____

REAL ESTATE TRANSFER		01/25/2013
	CHICAGO:	\$3,225.00
	CTA:	\$1,290.00
	TOTAL:	\$4,515.00
14-31-315-044-0000 20130101604049 L0TF3C		

REAL ESTATE TRANSFER		01/25/2013
	COOK	\$215.00
	ILLINOIS:	\$430.00
	TOTAL:	\$645.00
14-31-315-044-0000 20130101604049 QK6N92		

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 3 IN THE **1864 NORTH DAMEN AVENUE CONDOMINIUM** AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 31 IN BLOCK 9 IN PIERCE'S ADDITION TO HOLSTEIN AND BEING IN THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE 1864 NORTH DAMEN AVENUE CONDOMINIUM ASSOCIATION RECORDED DECEMBER 26, 2012 AS DOCUMENT 1236145021 AND AMENDMENT RECORDED JANUARY 8, 2013 AS DOCUMENT 1300845034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-3 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 1236145021.

P.I.N.:14-31-315-044-0000;

COMMONLY KNOWN AS: UNIT NO. 3
1864 N. DAMEN 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.