

# UNOFFICIAL COPY



**WARRANTY DEED  
INDIVIDUAL TENANCY  
ILLINOIS**

Doc#: 1308142271 Fee: \$60.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/22/2013 01:10 PM Pg: 1 of 2

UPON RECORDING MAIL TO:  
John C Kunes, Esq.  
3843 N. Broadway  
Chicago, Illinois 60613

SEND SUBSEQUENT TAX BILLS TO:  
Cambridge L. Darnley III  
1453 W. Lawrence Ave., Unit 3D  
Chicago, Illinois 60640

The grantor, **1453 W. Lawrence Unit 3D, LLC**, an Illinois limited liability company, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to **Cambridge L. Darnley III**, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

UNIT 3-D IN THE DOVER PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOT 287 AND LOT 288 (EXCEPT THE SOUTHERLY 40 FEET THEREOF) IN SHERIDAN DRIVE SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE SAID NORTHWEST 1/4 OF SECTION WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 90222372, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

SUBJECT TO:  
covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2012 and subsequent years; and acts done or suffered by Grantee.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Grantor hereby fully warrants title and WILL WARRANT AND DEFEND the said real estate against all persons claiming by, through or under Grantor whomsoever, TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: 14-17-101-030-1018  
Address of Real Estate: 1453 W. Lawrence Ave., Unit 3D  
Chicago, IL 60640

Dated this 15<sup>th</sup> day of September, 2012

1453 W. Lawrence Unit 3D, LLC, an Illinois limited liability company

By: [Signature]  
David Berger, one of its Managers

By: [Signature]  
Daniel Tucker, one of its Managers

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

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I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Berger and Daniel Tucker, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument in their respective capacities as set forth above, being duly authorized, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15<sup>th</sup> day of September, 2012. [Signature]  
Notary Public

My Commission Expires, \_\_\_\_\_, 20\_\_.

This instrument prepared by: Warren E. Silver, Esq., Suite 102, 1700 West Irving Park Road, Chicago, Illinois 60613

WSSA 28044 OF ON 2013

BOX 334 CT

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STREET ADDRESS: 1453 W. LAWRENCE AVE

UNIT 3D

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-17-101-030-1018

### LEGAL DESCRIPTION:

UNIT 3-D IN THE DOVER PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING  
DESCGD REAL ESTATE:

LOT 287 AND LOT 288 (EXCEPT THE SOUTHERLY 40 FEET THEREOF) IN SHERIDAN DRIVE SUBDIVISION  
OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH,  
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2  
OF THE SAID NORTHWEST 1/4 OF SECTION WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND  
EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT  
"A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 90222372, AS AMENDED,  
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY,  
ILLINOIS.

<b>REAL ESTATE TRANSFER</b>	03/07/2013
CHICAGO:	\$543.75
CTA:	\$217.50
<b>TOTAL:</b>	<b>\$761.25</b>

14-17-101-030-1018 | 20120901602509 | R3BRTC

<b>REAL ESTATE TRANSFER</b>	03/07/2013
COOK:	\$36.25
ILLINOIS:	\$72.50
<b>TOTAL:</b>	<b>\$108.75</b>

14-17-101-030-1018 | 20120901602509 | U6H9C4

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