## **UNOFFICIAL COPY**

### WARRANTY DEED



Doc#: 1311616050 Fee: \$42.00 RHSP Fee: \$10.00 Affidavit Fee:

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 04/26/2013 12:33 PM Pg: 1 of 3

1864-1870 NORTH DAMEL L.C., 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

### TODD E. SILVERSTEIN an unmarriedman

(Name and Address of Grantee)
the following described Real Estate situated in the County of <u>Cook</u> in State of Illinois, to wit:
AS PER ATTACHED:

Permanent Real Estate Index Number(s) 14-31-315-042-0000;

Address(es) of Real Estate 1870 N. DAMEN AVENUE, UNIT # 4, 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 25<sup>TH</sup> day of APRIL, 2013.

Near Neath National Tide 272 N. LaSalie Chiana, U. 50001 1864-1870 NORTH DAMEN, LLC.,

Managing Member

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NEV130533 1112 16

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# **UNOFFICIAL COPY**

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, Do HEPEBY 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 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 25<sup>TH</sup> day of AP

Commission expired IAL SEAL JESS E FORREST

Notary Public - State of Illinois

strument was press Feb 14, 2017 This i FORREST 2853 N. PULASKI RD., # CN, CHICAGO, IL 60641 (Name and Address)

MAIL TO SEND SUBSEQUENT TAX BILLS TO:

Palnera Pascial, Esq. 660 N. Northwest Huy Chicago IC 60631

TODD E. SILVERSTEIN 1870 N. DAMEN AVE., UNIT # 4 CHICAGO, IL 60647

OR: RECORDER'S OFFICE BOX NO.

REAL ESTATE TRANSFER		04/26/2013
	CHICAGO:	\$3,345.00
	CYA:	\$1,338.00
	TOTAL:	\$4,683.00

14-31-315-042-0000 | 20130401605142 | CVGWSR

REAL ESTATE TRANSFER		04/26/2013
	соок	\$223.00
	ILLINOIS:	\$446.00
	TOTAL:	\$669.00
14-31-315-042-0000	)   2013040160514	2   VJ1XW3

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#### EXHIBIT "A" LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 4 IN THE 1870 NORTH DAMEN AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 29 IN BLOCK 9 IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE CHIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASMEN'S RESTRICTIONS AND COVENANTS FOR THE 1870 NORTH DAMEN AVENUE CONDOMINIUM ASSOCIATION RECORDED DECEMBER 26, 2012 AS DOCUMENT 1236145023 AND AMENDMENT RECORDED JANUARY 8, 2013 AS DOCUMENT 1300845037, 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-1 AS LMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 1236145023. OUNTY CH

P.I.N.:14-31-315-042-0000;

COMMONLY KNOWN AS: UNIT NO. 4 1870 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 RIGHT'S 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.