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1312341050

WARRANTY DEED Limited Liability Company to Individual

Doc#: 1312341050 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/03/2013 10:24 AM Pg: 1 of 3

MAIL TO:
Chadwick Januszewski
3039 N. Troy
Unit 2E
Chicago, IL 60618

NAME & ADDRESS OF TAXPAYER:

Chadwick Januszewski
3039 N. Troy
Unit 2E
Chicago, IL 60618

First American Title
Order # 2411788

THE GRANTORS, Holdings 1, LLC, an Illinois 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 Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to CHADWICK JANUSZEWSKI, Grantees Address: 1741 W. Melrose St., Chicago, Illinois, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

THE LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEROF AS 'EXHIBIT A.'

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record, public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws; if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number: 13-25-113-049-1006
Property Address: 3039 N. Troy, Unit 2E, Chicago, Illinois 60618


Dated this 12 day of April, 2013



 (Seal)
Jon Kozuch, Managing Member
Holdings 1, LLC

NOTE: PLEASE TYPE OR PRINT NAME(S) BELOW ALL SIGNATURE(S)

NAME & ADDRESS OF PREPARER:
Benjamin W. Wong & Associates, Ltd.
2615 North Sheffield Ave.
Chicago, IL 60614

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P 131
S N
SC Y
INT D

REAL ESTATE TRANSFER	04/19/2013
 CHICAGO:	\$896.25
CTA:	\$358.50
TOTAL:	\$1,254.75

REAL ESTATE TRANSFER	04/19/2013
  COOK	\$59.75
ILLINOIS:	\$119.50
TOTAL:	\$179.25

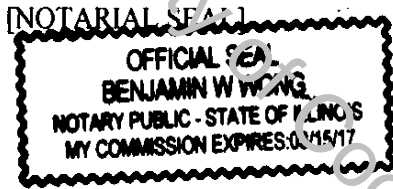
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STATE OF ILLINOIS }
 } SS.
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jon Kozuch, is personally known to me to be the Managing Member of Holdings 1, LLC, a Limited Liability Company, and is personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 12 day of April, 2013.

Benjamin W. Wong
Notary Public



My Commission Expires: _____

Property of Cook County Clerk's Office

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EXHIBIT 'A' LEGAL DESCRIPTION RIDER

Parcel 1:

Unit 3039-2E, in the Troy Courtyard Condominium, as delineated on a plat of survey of the following described tract of land: Lot 40 (except the North 9 feet thereof), all of Lot 39, and Lot 38 (except the South 12 feet thereof) in Block 4 in Albert Wisner's Subdivision of part of the northwest quarter of the northwest quarter of Section 25, 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 24, 2006, as document 0620534001, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Exclusive right to the use of Storage Space 3039-2E as a limited common element as set forth in the Declaration of Condominium and survey attached thereto recorded as document 0620534001.

The tenant of the unit either waived or failed to exercise the option to purchase the subject unit, or the tenant did not have an option to purchase the unit.

Grantor also hereby grants to the grantee, its successor and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of the property set forth in the above-mentioned Declaration of condominium; and Grantor reserves to itself and its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration, the same as though the provisions of the Declaration were recited and stipulated at length herein.

Each Unit consists of the space enclosed and bounded by the horizontal and vertical planes set forth in the delineation thereof on Exhibit A as well as any pipes, ducts, flues, shafts, electrical wiring and conduits, and individual heating, cooling and ventilation systems or equipment situated entirely within a Unit and serving only such Unit. The legal description of each Unit shall consist of the identifying number or symbol of such Unit as shown as Exhibit A. Every deed, lease mortgage or other instrument may legally describe a Unit by its identifying number or symbol as shown on Exhibit A and every such description shall be deemed good and sufficient for all purposes.

Except as provided by the Act, No Unit Owner shall, by deed, plat, court decree or otherwise, combine or subdivide or any other manner cause his Unit to be separated into tracts or parcels different from the whole Units as shown on Exhibit A; provided, that the Unit Owner for the purpose of increasing the size of the Unit owned by the Unit Owner and eliminating or reducing the size of another Unit owned by the Unit Owner. If a Unit Owner or Unit Owners combine or subdivide his or their Units pursuant to the Act, they may at their own expense, locate or relocate Common Elements affected or required thereby in accordance with the Act.

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