

1885751/2
WARRANTY DEED (Illinois)

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THIS DEED is made as of the 25
day of June, 2013,
by and between



Doc#: 1319119056 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/10/2013 12:28 PM Pg: 1 of 5

SCOTT HINDEN ✓
An unmarried man
("Grantor," whether one or
more),

and

OWEN MALLON

a(n) Unmarried Man

of 1875 N Hoyne Ave, Chicago IL 60647

("Grantee," whether one or
more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1: UNIT GN IN 2522-24 N. WILLETTS CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 12 AND 13, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST ~~1/4~~ ^{*1/4} OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, 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 0636322108, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. BPF

1/4 BPF PARCEL 2: UNIT PS IN 2518-20 N. WILLETTS CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 10 AND 11, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST ~~1/4~~ ^{*1/4} OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, 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 0636109080, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND 2 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AND MAINTENCE AGREEMENT RECORDED AS DOCUMENT NUMBER 0636109079.

P.I.N.: 13-25-315-064-1001 / 13-25-315-063-1009 ✓
COMMONLY KNOWN AS: 2524 N WILLETTS CT., UNIT GN, CHICAGO, IL 60647

Together with all and singular the hereditaments ^{+PS} BPF and appurtenances

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thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2012 and subsequent years.

COMMONLY KNOWN AS: 2524 N WILLETTS CT., UNIT GN, CHICAGO, IL 60647

P.I.N.: 13-25-315-064-1001 / 13-25-315-063-1009

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 25 day of JUNE, 2013.

[Signature]

 SCOTT HINDEN

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:
Shane Mowery
3703 W. Irving Park Rd.
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:
 OWEN MALLON
Owen Mallon
2524 N Willetts Ct #GN
Chicago, IL 60647

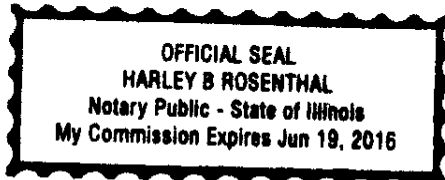
OR RECORDER'S OFFICE BOX NO. _____

STATE OF IL)
) SS
 COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that SCOTT HINDEN is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of JUNE, 2013.

Notary Public *[Signature]*
 My Commission Expires: 6-19-16



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Warranty Deed Re-Sale Restriction

by and between

SCOTT HINDEN
("Grantor")

and

OWEN MALLON
("Grantee," whether one or more).

Covering the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1: UNIT GN IN 2522-24 N. WILLETTS CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 12 AND 13, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST ~~1/4~~* OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, 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 0636322108, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: UNIT PS IN 2518-20 N. WILLETTS CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 10 AND 11, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST ~~1/4~~* OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, 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 0636109080, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND 2 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AND MAINTENCE AGREEMENT RECORDED AS DOCUMENT NUMBER 0636109079.

P.I.N.: 13-25-315-064-1001 / 13-25-315-063-1009

COMMONLY KNOWN AS: 2524 N WILLETTS CT., UNIT GN, CHICAGO, IL 60647

Warranty Deed Re-Sale Restriction

✓ Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$153,600.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER

07/08/2013



CHICAGO: \$960.00

CTA: \$384.00

TOTAL: \$1,344.00

13-25-315-064-100 | 20130601607596 | VYY7NV

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER

07/08/2013



COOK	\$64.00
ILLINOIS:	\$128.00
TOTAL:	\$192.00

13-25-315-064-1001 | 20130601607596 | Y19AYG