

0143-144111

THIS DOCUMENT WAS PREPARED BY:

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RUTTENBERG & RUTTENBERG
833 N. Orleans Street, Suite 400
Chicago, IL 60610



Doc#: 1319316037 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/12/2013 11:42 AM Pg: 1 of 4

AFTER RECORDING,

RETURN TO:

Ami J. Oseid, Esq.
LAW OFFICE
3703 W. Irving Park Road
Chicago, IL 60618

Property of Cook County Clerk's Office

WARRANTY DEED

THIS INDENTURE is made as of this 23rd day of May, 2013 by and between CA 23 II LLC, an Illinois limited liability company ("Grantor"), having a mailing address of 833 N. Orleans, Suite 400, Chicago, Illinois 60610 and John McDougall and Kaela McDougall ("Grantee"), having a mailing address of 15 N. Aberdeen Street, Unit 4S, Chicago, Illinois 60607.

not as tenants in common but as joint tenants

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:


See Legal Description attached hereto as Exhibit A and hereby made a part hereof, Subject to those exceptions set forth on Exhibit B attached hereto.

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises with the appurtenances, unto Grantee forever.



STEWART TITLE COMPANY
2055 W. Army Trail Rd. Suite 110
Addison, IL 60101
630-889-4050

SIGNATURE PAGE FOLLOWS

S Y
P 4
S N
SC Y
INT AB

REAL ESTATE TRANSFER	05/29/2013
 CHICAGO:	\$187.50
CTA:	\$75.00
TOTAL:	\$262.50

17-08-445-026-1029 | 20130501606484 | 9P427N

REAL ESTATE TRANSFER	05/31/2013
  COOK	\$12.50
ILLINOIS:	\$25.00
TOTAL:	\$37.50

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UNOFFICIAL COPY

EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2nd Installment of 2012 and subsequent years.
2. (a) Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 0909722089, as amended from time to time.

(b) Provisions, limitations and conditions as imposed by the "Condominium Property Act".
3. Covenant recorded 02-04-2008 as Document Number 0803531000 made by C/A 23 LLC, as owner that they and their successors and assigns assign the maintenance and repair of the common lines located anywhere on the property from the point of connection to the sewer line in the public street shall be the responsibility of the owners of the C/A 23 Project to be constructed and approved by the City of Chicago.
4. Terms and provisions contained in the Urban Renewal Plan known as Project Madison-Racine, a copy of which was recorded March 30, 1977 as Document Number 23868963.
5. Encroachment of the balconies located mainly onto the public right of way West and adjoining by an undisclosed amount, as shown on Plat of Survey Number 08-39-14 prepared by Edward J. Molloy & Associates, Ltd. dated 03-06-2009.
6. Encroachment of the 1 story brick building located mainly onto the land South and adjoining by approximately 0.05 feet, as shown on Plat of Survey Number 08-39-14 prepared by Edward J. Molloy & Associates, Ltd. dated 03-06-2009.
7. Existing unrecorded leases, if any.