OIG 5-144 UNOFFICIAL COPY

THIS DOCUMENT WAS PREPARED BY:

Jeremy E. Reis, Esq. **RUTTENBERG & RUTTENBERG** 833 N. Orleans Street, Suite 400 Chicago, IL 60610

AFTER RECORDING,

RETURN TO:

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



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

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 con pary ("Grantor"), having a mailing address of 833 N. Orleans, Suite 400, Chicago, Illinois 60010 and John McDougall and Kaela McDougall ("Grantee"), having a mailing address of 15 N. Aberdeen Street, Unit 4S, Chicago, Illinois astenants in timmon but as low 60607. **Y\ 1**-

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 TO HAVE AND TO HOLD the above described premises claims therein. appurtenances, unto Grantee forever.

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

05/21/2012

SIGNATURE PAGE FOLLOWS

REAL ESTATE T	05/29/2013	
	CHICAGO:	\$187.50
	CTA:	\$75.00
	TOTAL:	\$262.50
17-08-445-026-	1029 201305016064	84 9P427N

NEAL ESTATE TRANSFER			00/0 1/20 10
		соок	\$12.50
		ILLINOIS:	\$25.00
		TOTAL:	\$37.50
	17-08-445-026-10	29 I 201305016064a	84 LW96YE3

REAL ESTATE TRANSCER

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 23rd day of May, 2013.

CA 23 II LLC,

an Illinois limited liability company

By: LAKEWEST, INC., its manager

By:

Title: Authorized Signatory

Zev Salomon

Date: May 23, 2013

State of Illinois

7.

ss (

MaM Rocla

County of Cook

The undersigned, a Notary Puclic in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Zev Salonico as Authorized Signatory of LAKEWEST, INC., an Illinois limited liability company, manager of CA 23 II LLC, an Illinois limited liability company, Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this cay in person and acknowledged that she signed and delivered this instrument as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 23rd day of May, 2013.

Notary

Commission Expires: 8/16/13

Official Seal

OFFICIAL SE'AL

Notary Public - State of Illinois

My Commission Expires Aug 16, 2013

Send Subsequent Tax Bills To:

John and Kaela McDougall

(Name)

15 N. Aberdeen, Unit 4S

(Address)

Chicago, IL 60607

(City, State, Zip)

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

GPU-56 IN THE C/A 23 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 8, 9 (EXCEPT THE NORTH 10 FEET THEREOF) AND ALL OF LOTS 10, 11, 12 AND 13 IN BLOCK 49 IN CARPENTERS ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 7, 2009 AS DOCUMENT NUMBER 0909722089 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF THE BALCONIES DESIGNATED TO SERVE THE AFORESAID UNIT, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0909722089.

TAX PARCEL IDENTIFICATION NUMBER:

17-08-445-014-0000 17-08-445-015-0000 17-08-445-025-0000

COMMONLY KNOWN AS: PARKING SPACE GPU-56 LOCATED A 20 N. CARPENTER STREET IN THE C/A 23 CONDOMINIUM, CHICAGO, ILLINOIS 60607.

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EXHIBIT B

EXCEPTIONS TO TITLE

- Real estate taxes for 2nd Installment of 2012 and subsequent years.
- (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"".
- Covenant recorded 02-04-2008 as Document Number 0803531000made by C/A 23 LLC, 3. 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.
- 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.
- 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.
- Encroachment of the 1 story brick building located mainly onto the land South and 6. adjoining by approximately 0.05 feet, as shown on Plat o' Survey Number 08-39-14 prepared by Jey Jey Office Edward J. Molloy & Associates, Ltd. dated 03-06-2009.
- 7. Existing unrecorded leases, if any.