

UNOFFICIAL COPY

WARRANTY DEED (Corporation to Individual)

PREPARED BY:

Daniel P. Fowler
Law Offices of Daniel P. Fowler,
Attorney and Counselor at Law
2767 N. Lincoln Avenue
Chicago, IL 60614

MAIL TO:

1003
Connie Spencer, Esq.
Spencer & Rozwadowski, LLP
2919 N. Southport Ave., Unit 1
Chicago, IL 60657



Doc#: 1402416054 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/24/2014 12:28 PM Pg: 1 of 2

NAME & ADDRESS OF TAXPAYER:

3755 N. Southport, LLC
3755-57 N. Southport, Unit 1
Chicago, IL 60613

hly
THE GRANTOR(S) Impressionist Properties, LLC, a 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 and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the members of said limited liability company, CONVEYS and WARRANTS to 3755 N. Southport, LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

SEE EXHIBIT A

Permanent Real Estate Index Number(s): 14-20-115-043-1001

affects underlying parcel

Property Address: 3755-57 N. Southport Ave, Unit 1, Chicago, IL 60613

N01131506
SUBJECT TO: covenants, conditions and restrictions of record, which do not adversely affect the use of the Unit as a commercial unit; terms, provisions, covenants and conditions of the Declaration of Condominium Ownership for Converge Condominium (the "Declaration") and all amendments thereto, if any; installments due after the date hereof for assessments established pursuant to the Declaration; private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; general real estate taxes not yet due and payable; applicable building and building line restrictions and zoning laws; the Condominium Property Act; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and liens and other matters over which Near North National Title LLC is willing to insure over without cost to Purchaser.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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Grantor discloses that this unit is being purchased by the current tenant of the subject unit.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents on this 17th day of January, 2014.

IMPRESSIONIST PROPERTIES, LLC, an Illinois limited liability company

By: IH HOLDINGS CORP., an Illinois corporation
Its: Manager

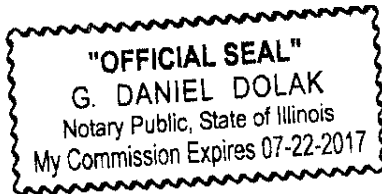
By: [Signature]
Daniel P. Fowler
Its: President

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public, in aid for the County and State aforesaid, DO HEREBY CERTIFY, that, Daniel P. Fowler, personally known to me to be the President of IH Holdings Corp., an Illinois corporation, the Manager of IMPRESSIONIST PROPERTIES, LLC, an Illinois limited liability company and personally known to me to be same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of January, 2014.



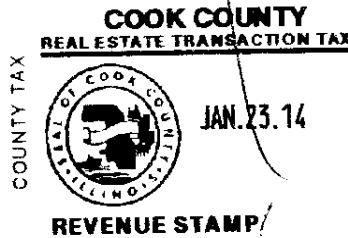
[Signature]
Notary Public
My Commission Expires: 7/22/17

City of Chicago
Dept. of Finance
659916



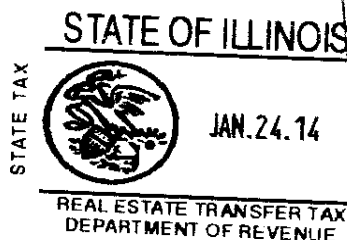
Real Estate
Transfer
Stamp
\$5,880.00

Batch 7 588,813



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1/24/2014 11:15
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