

UNOFFICIAL COPY

MAIL TO:

A Quality Development
3710 W. MORSE
LINCOLNWOOD, IL 60712



Doc#: 1403119154 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/31/2014 02:51 PM Pg: 1 of 3

(The Above Space For Recorder's Use)

WARRANTY DEED

THIS INDENTURE, made this 31 day of January, 2014 between Arthur & Mozart, LLC, an Illinois limited liability company, 3710 W. Morse, Lincolnwood, IL 60712 created and existing under and by virtue of the laws of State of Illinois, and duly authorized to transact business in the State of Illinois, as GRANTOR, and A Quality Development I, Inc., an Illinois corporation, as Grantee.

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

There are no Tenants in the Unit with the right of first refusal.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

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

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their 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 incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to

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the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Public and utility easements;
4. existing leases and tenancies;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Provisions of the Condominium Property Act of Illinois;
7. Installments due after the date of closing of assessments established pursuant to the Declaration;
8. Grantee's mortgage, and
9. acts done or suffered by the Grantee

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee. IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written

Arthur & Mozart, LLC

By: _____

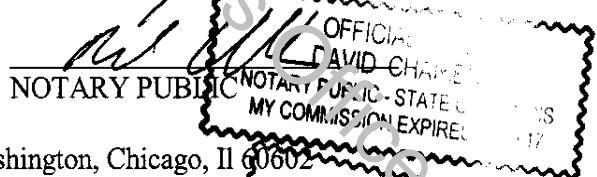
Liviu Mihulet, Manager

STATE OF ILLINOIS)
) S.S.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Liviu Mihulet, the Manager of Arthur & Mozart, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth


Given under my hand and notary seal, this 31 day of July, 2014




This Deed was prepared by: David Chaiken, 111W. Washington, Chicago, Il 60602
Send Subsequent tax bills to:

A Quality Development
3710 W. Morse
Lincolnwood, IL 60472



REAL ESTATE TRANSFER	01/31/2014
 CHICAGO:	\$262.50
CTA:	\$105.00
TOTAL:	\$367.50

REAL ESTATE TRANSFER	01/31/2014
 COOK	\$17.50
ILLINOIS:	\$35.00
TOTAL:	\$52.50

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 2814-4 W. ARTHUR IN THE 2814-20 W. ARTHUR/6501-03 N. MOZART CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 13 IN BLOCK I IN DEVON AVENUE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 15 ACRES THEREOF), IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 736509000, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 10-36-319-051-1019

ADDRESS OF PROPERTY: 2814 W. ARTHUR^y, CHICAGO, ILLINOIS 60645

Property of Cook County Clerk's Office