

# UNOFFICIAL COPY

## WARRANTY DEED

STATUTORY (ILLINOIS)

(LIMITED LIABILITY COMPANY TO INDIVIDUAL)



Doc#: 1409856005 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/08/2014 08:28 AM Pg: 1 of 4

THE GRANTOR, **STAVE PROPERTIES, INC.**, an Illinois corporation, of the City of Chicago, 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, CONVEYS AND WARRANTS TO: Danielle Azara, a(n) woman, of 1660 N LaSalle Drive, #1805, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

SEE ATTACHED LEGAL DESCRIPTION

PIN: 13-36-227-096-1005

Commonly known as: 2174 N. Stave St., Unit 2, Chicago, IL 60647

(above space for recorder only)

SUBJECT ONLY TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing.

This is not Homestead Property.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by one of its directors this \_\_\_ day of April, 2014.

*Return to:*  
PROPERTIE TITLE, LLC  
1111 LaSalle Blvd Ste. 380/22  
Chicago, IL 60602  
PT14 10327

**STAVE PROPERTIES, INC.**,  
an Illinois corporation

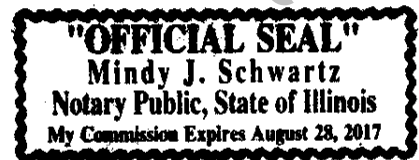
By:   
Name: Joseph Betancourt  
Its: Authorized Agent

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that JOSEPH BETANCOURT, one of the Directors of the Board of **STAVE PROPERTIES, INC.**, an Illinois corporation, Seller, 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, in the capacity aforesaid, for the uses and purpose therein set forth.

Given under my hand and official seal, this \_\_\_ day of April, 2014.

Notary Public  
My commission expires: 8/28/17



This Instrument was prepared by Brown, Udell, Pomerantz & Delrahim, Ltd., 1332 N. Halsted Street Suite 100, Chicago, IL.

After recording return to:  
Jay Collins, Esq.  
1300 W. Belmont Avenue  
Chicago, IL 60657

Send Subsequent tax bills to:  
Danielle Azara  
2174 N. Stave St. Unit 2  
Chicago, IL 60647

41

# UNOFFICIAL COPY

## REAL ESTATE TRANSFER

04/01/2014



**CHICAGO:**

\$2,437.50

**CTA:**

\$975.00

**TOTAL:**

\$3,412.50

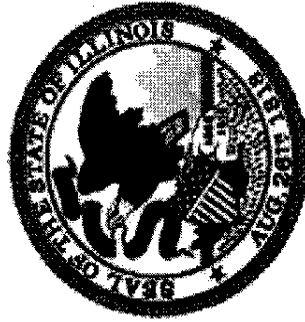
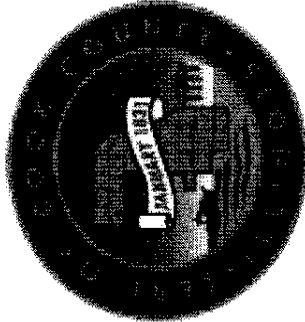
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Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## REAL ESTATE TRANSFER

04/01/2014



**COOK**

\$162.50

**ILLINOIS:**

\$325.00

**TOTAL:**

\$487.50

13-36-227-096-1009 | 20140301606969 | EVAVKR

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 2174-2, IN THE 2172-74 N. STAVE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 13 AND 14 IN BLOCK 3 IN ATRILL'S SUBDIVISION OF PART OF BLOCKS 2, 3 AND 4 IN STAVE'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0713615082; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-5 AND STORAGE SPACE S-2 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0713615082.

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, 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

PERMANENT INDEX NUMBER: 13-36-227-096-1005

Property commonly known as:  
2174 N STAVE ST UNIT 2  
CHICAGO, IL  
Cook County