

UNOFFICIAL COPY

Freedom Title Corporation
2260 Hicks Road
Suite 415
Rolling Meadows IL 60008

6714041 113
WARRANTY DEED

After Recording Mail to:

Norgle and O'Leary
120 South State St., Suite 200
Chicago, IL 60603
Attn: Renee Norgle



Doc#: 1412216034 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/02/2014 04:24 PM Pg: 1 of 4

THE GRANTOR, **DLS PROPERTIES, LLC**, an Illinois Limited Liability Company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to **COLIN GREENING, a single man, and KRISTIN O'CONNOR, a single woman**, of 420 Berkley Ave., #206, Ottawa, ON K2A4H5, GRANTEE, not as tenants in common but as joint tenants with the rights of survivorship, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject only to: (1.) general real estate taxes not yet due and payable; (2.) special taxes and assessments for improvements not yet completed (none are anticipated); (3.) applicable zoning and building laws and ordinances; (4.) covenants, conditions, restrictions and building lines of record; (5.) party wall rights and agreements, and encroachments, if any, (and particularly of the Condominium itself) that do not reasonably interfere with Purchaser's ability to occupy and enjoy the Residence; (6.) the rights, easements, restrictions, conditions and reservations contained in the Declaration and reservations by the Condominium Association and Developer to

REAL ESTATE TRANSFER 05/02/2014



CHICAGO:	\$3,870.00
CTA:	\$1,548.00
TOTAL:	\$5,418.00

REAL ESTATE TRANSFER 05/02/2014



COOK	\$258.00
ILLINOIS:	\$516.00
TOTAL:	\$774.00

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themselves, their successors and assigns; (7.) public, private and utility easements of record; (8.) limitations and conditions imposed by the Condominium Property Act of Illinois ("the Act"); (9.) installments due at or after Closing for assessments levied pursuant to the Declaration; (10.) acts done or suffered by Purchaser; (11.) Such other matters of record which Purchaser reasonably accepts or to which the Title Insurer commits to insure Purchaser against loss or damage; (12.) the certain easement agreement(s) regarding the sharing of rights, obligations and expenses by and among the Association, the Unit Owners (as defined in the Declaration) and the owner of the Commercial Area (if any as defined in the Declaration and such easement, if any); and (13.) Terms, limitations & Conditions of Seller's Warranties (if any). (Collectively the "Permitted Exceptions").

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

<u>Permanent Real Estate Index Numbers</u>	<u>Address of Real Estate</u>
14-29-206-026-0000	843 W. Fletcher, Unit 2W Chicago, Illinois 60657

(PINs affect subject property and other property)

Grantor also hereby grants to the Grantee, Grantee's successors and assigns, as rights and easements appurtenant to the subject Unit described therein, the rights and easements for the benefit of said Unit 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 land described therein.

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

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Dated this 17 day of March, 2014.

GRANTOR:

DLS PROPERTIES, LLC, an Illinois Limited Liability Company

By: *Dominic Sulo*
Name: Dominic Sulo
Title: Member and Authorized Agent

STATE OF ILLINOIS)
) ss:
COUNTY OF DePue)

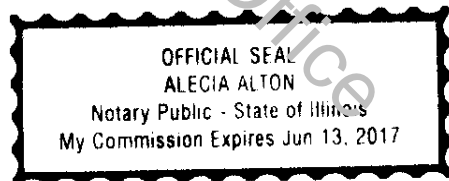
I, Alecia Alton, a Notary Public within and for said County, in the State aforesaid, duly commissioned and acting, do hereby certify that on this 17 day of March, 2014, personally appeared before me DOMINIC SULO to me personally known to be the person who signed the foregoing Warranty Deed (the "Document"), and who, being by me duly sworn and being informed of the contents of the Document, stated and acknowledged to me under oath that he is a Member and authorized agent of DLS Properties, LLC, an Illinois limited liability company (the "Company") which executed the Document, and that same was signed, sealed, executed and delivered by him in the name of and on behalf of the Company by authority of its Members and that the execution of the Document was his free and voluntary act and deed in his said capacity and acknowledged to me that the Company executed the same as its voluntary and was by him voluntarily executed, on behalf of the Company for the uses, purposes and consideration therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public the day and year in this certificate above written.

Alecia Alton
Notary Public

Send Subsequent Real Estate Tax Bills to:

KRISTIN O'Connor
81 Arlington St.
Winchester, MA 01890-3734



This Instrument Was Prepared By:

Bernard F. Crotty
Law Office of Bernard F. Crotty, P.C.
9550 W. Bormet Dr., Suite 302
Mokena, IL 60448

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EXHIBIT A

FREEDOM TITLE CORPORATION

2260 HICKS ROAD, SUITE 415, ROLLING MEADOWS, IL 60008

PHONE (847)797-9200 FAX (847)797-8150

Issuing Agent for

CHICAGO TITLE INSURANCE COMPANY

**COMMITMENT
SCHEDULE A (CONTINUED)**

COMMITMENT NUMBER: 6714641

PROPERTY DESCRIPTION

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1: UNIT 2-W IN THE 843 W. FLETCHER CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1408329079 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF PARKING SPACE P-5, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1408329079.