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WARRANTY DEED (Illinois)

THIS DEED is made as of the , 2014, by and between

2828 N DAWSON CORP. An Illinois Corporation ("Grantor," whether one or more),

and

RHSP Fee:\$9.00 RPRF Fee: \$1.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 06/06/2014 10:36 AM Pg: 1 of 3

ZACHARY J MACHOLAN, AN ON MARRICO MAN

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00),

Witnesset to direction given by its Managers in hand paid by the Grantee the receipt whereof is hereby pursuant to direction given by its Managers, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

NORTH AMERICAN TITLE COMPANY

" SEE ATTACHED LEGAL DESCRIPTION"

P.I.N.:

13-26-217-071-0000 / 13-26-217-072-0000

(underlying PINs affect this and other land)

COMMONLY KNOWN AS: 2828 N DAWSON AVE., UNIT 3S, CHICAGO, IL 60618

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his 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 encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2013 and subsequent years.

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P.I.N.: 13-26-217-071-0000 / 13-26-217-072-0000 (underlying PINs affect this and other land)

COMMONLY KNOWN AS: 2828 N DAWSON AVE.,	UNIT 3S, CHICAGO, IL 60618
IN WITNESS WHEREOF, said Grantor has caused its signame to be signed to these presents, this day of	gnature to be hereto affixed, and has caused its, 2014.
2828 N DAWSON CORP., An Illin	nois Corporation
M D Subulation of By: MIROSLAW DOBROWOLOS Its: President / Secretary	SKI
Prepared by: Rosenthal Law Group, J.C, 3700 W Devon Ave, Lincol	nwood, IL 60712
MAIL TO: KENT NOVIT 100 N. LLSHLEUT DUITE 1700 OFICHOUL GOODS	SEND SUBSEQUENT TAX BILLS TO: ZACHARY J MACHOLAN 2020 N. DAUSON UNIT 3 -S CITICAGO. IL GOGIE
OR RECORDER'S	OFFICE BOX NO.
STATE OF ILLINOIS SS COUNTY OF COOK I, the undersigned, a Notary Public in and for said County and State, do President/Secretary of 2828 N DAWSON CORP. is/are personally known subscribed to the foregoing instrument, appeared before me this day in pedelivered said instrument as their free and voluntary act for the uses and purpose	to me to be the same rerecn(s) whose name(s) is/are erson and acknowledged that they signed, sealed and
Given under my hand and official seal, this day of	
Notary Public	OFFICIAL SEAL HARLEY B ROSENTHAL Notary Public - State of Illinois My Commission Expires Jun 19, 2016
My Commission Expires:	

REAL ESTATE TRANSFER		06/02/2014	
		соок	\$192.00
		ILLINOIS:	\$384.00
		TOTAL:	\$576.00

My Commission Expires:_

13-26-217-071-0000	20140501601942	S27NZ3

REAL ESTATE TI	RANSFER	06/02/2014
	CHICAGO:	\$2,880.00
	CTA:	\$1,152.00
	TOTAL:	\$4,032.00
13-26-217-071-0	0000 201405016019	42 0Y5XN2

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UNIT 3S IN THE 2828 N. DAWSON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 36 AND 37 IN BLOCK 6 IN WISNER'S SUBDIVISION OF LOTS 11 AND 12 IN BRAND'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED ON APRIL 28, 2014 AS DOCUMENT NUMBER 1411819067, AND AS SUBSEQUENTLY AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RICHT TO THE USE OF PARKING SPACE P-3 AND STORAGE SPACE S-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE ABOVE-NOTED DECLARATION OF CONDOMINIUM

P.I.N. 13-26-217-071-0000 (UNDERLYING P.I.N.) 13-26-217-072-0000 (UNDERLYING P.I.N.)

C/K/A 2828 N. DAWSON AVENUE, UNIT 3S - CHICAGO, IL 60618

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEF, 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 AS 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 HEREIN.

THIS CONVEYANCE 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.