

UNOFFICIAL COPY



Doc#: 1418910053 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/08/2014 02:31 PM Pg: 1 of 3

1 of 3

1412308 SATURN

Warranty Deed Statutory (Illinois)

THE GRANTOR(S), **2034 Superior LLC**, an Illinois limited liability company, of the City of Niles, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Thien-Khoi Do and Kirstin S. Do**, *husband and wife ** of 2668 N Halsted #204, Chicago, IL 60614, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

** As tenants by the entirety*

See Attached Exhibit A

Permanent Index Number(s): **14-31-111-013-0000** *(UNDERLYING)*

Property Address: **2335 W. Lyndale St., Unit # 1, Chicago, IL 60647.**

Subject, however, to the general taxes for the year of **2013** and hereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

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

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

Dated this *16* day of *June*, 2014.

2034 Superior LLC

[Signature]
By **Rafal Stopa**, Member

yes
3
N
N
SC
E
INT

REAL ESTATE TRANSFER TAX		25-Jun-2014	
	COUNTY:		300.00
	ILLINOIS:		600.00
	TOTAL:		900.00

14-31-111-013-0000 | 20140601603808 | 2-049-302-272

REAL ESTATE TRANSFER TAX		25-Jun-2014	
	CHICAGO:		4,500.00
	CTA:		1,800.00
	TOTAL:		6,300.00

14-31-111-013-0000 | 20140601603808 | 0-546-463-488

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Rafal Stopa of 2034 Superior LLC**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 16 day of June, 2014.

Marlene A. Rogowski
Notary Public



My commission expires: _____

THIS DOCUMENT PREPARED BY:

Fuksa Khorshid, LLC
Lucas Fuksa
70 W. Erie St., 2nd Floor
Chicago, IL 60654

MAIL TAX BILL TO:

*Thien-Khai Do / KRISTIN S. DO
2355 W Lyndale St., UNIT 1
CHICAGO, IL 60647*

MAIL RECORDED DEED TO:

Property of Cook County Clerk's Office

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EXHIBIT A Legal Description

Property Tax Identification Number: **14-31-111-013-0000**
Property Address: **2335 W. Lyndale St #1, Chicago, IL 60647**

UNIT NUMBER 1 AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 15 IN BLOCK 7 IN HOLSTEIN, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM MADE BY 2034 SUPERIOR, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 1416316046 TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT THERETO.

THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

Property of Cook County Clerk's Office