



Doc#: 1425341002 Fee: \$42.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/10/2014 10:27 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)

Robin Ltd WSA447241 (1962)

THE GRANTOR, ASSOCIATION HOUSE DEVELOPERS LLC, a Limited Liability Company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to MATTHEW BEALE, of 2401 W. McLean Ave., #202, Chicago, Illinois, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:


SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT 9
2150 W. NORTH AVE.
CHICAGO, ILLINOIS 60647


Permanent Real Estate Index Numbers: 14-31-331-032-1009

IN WITNESS WHEREOF, said Grantor has caused its seal to be here to affixed, and has caused its name to be signed to these presents by its Manager this 21 day of July, 2014.



ASSOCIATION HOUSE DEVELOPERS LLC,
an Illinois limited liability company

BY: 
Its: Manager

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REAL ESTATE TRANSFER TAX	05-Aug-2014
 CHICAGO:	3,150.00
CTA:	1,260.00
TOTAL:	4,410.00

14-31-331-032-1009 | 20140701613575 | 0-995-037-312

REAL ESTATE TRANSFER TAX	05-Aug-2014
  COUNTY:	210.00
ILLINOIS:	420.00
TOTAL:	630.00

14-31-331-032-1009 | 20140701613575 | 1-387-669-632

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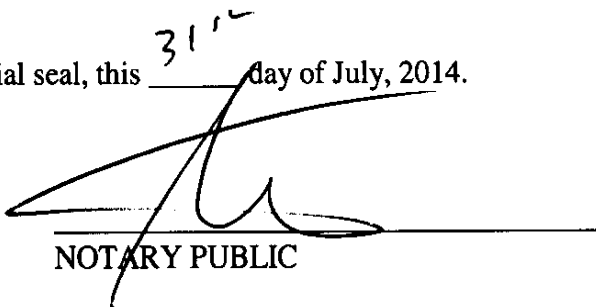
UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Jakub Kosiba, personally known to me to be the Manager of ASSOCIATION HOUSE DEVELOPERS LLC, and 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 as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 31st day of July, 2014.





 NOTARY PUBLIC

Mail To:

Ian B. Hoffenberg
 Law Offices of Ian B. Hoffenberg LLC
 221 N. LaSalle, Suite 1300
 Chicago, Illinois 60601

Name and Address of Taxpayer:

Matthew Beale
 2150 W. North Ave., Unit 9
 Chicago, Illinois 60647

Prepared By:

Steven E. Moltz
 PALMISANO & MOLTZ
 19 S. LaSalle Street
 Suite 900
 Chicago, Illinois 60603

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 9 IN THE 2150 W. NORTH CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 84 THROUGH 87 IN JOHNSTON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF PARTS OF LOTS 3, 5 AND 6 IN ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0728215078, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT PARKING SPACE P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF AFORESAID RECORDED AS DOCUMENT NO. 0728215078.

PROPERTY INDEX NUMBER: 14-31-331-032-1609

COMMON ADDRESS: 2150 W. NORTH AVE. UNIT 9
CHICAGO, IL 60647

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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL