

# UNOFFICIAL COPY

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



Doc#: 1427304049 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/30/2014 11:19 AM Pg: 1 of 3

CT WSA447485 LP MTM 1012

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 **Katherine Collins Samuels**, of 1969 W. Evergreen, Chicago, IL 60622, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

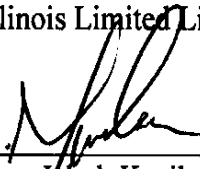
*See Legal Description Attached hereto as Exhibit A*

Permanent Real Estate Index Numbers: 14-31-331-032-1003

Common Address: 2150 W. North Ave. Unit 3  
Chicago, Illinois 60647

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 27 day of August, 2014.

**ASSOCIATION HOUSE DEVELOPERS LLC**  
an Illinois Limited Liability Company

By:   
Name: Jakub Kosiba  
Its: Manager

S Y  
P 3  
S N  
SC Y  
INT 18

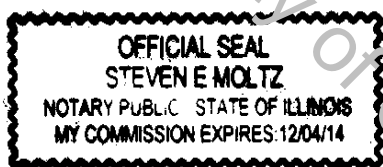
CT Box 334  
803

**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 27<sup>th</sup> day of August, 2014.



  
NOTARY PUBLIC

Mail To:

Linda Tucker  
1358 E. 48<sup>th</sup> St.  
Chicago Illinois 60615

REAL ESTATE TRANSFER TAX		03-Sep-2014
CHICAGO:		3,120.00
CTA:		1,248.00
<b>TOTAL:</b>		<b>4,368.00</b>

14-31-331-032-10-13 | 20140801623580 | 0-742-491-264

Name and Address of Taxpayer:

Katherine Collins Samuels  
2150 W. North Ave.  
Unit 3  
Chicago, Illinois 60647

REAL ESTATE TRANSFER TAX		03-Sep-2014
COUNTY:		208.00
ILLINOIS:		416.00
<b>TOTAL:</b>		<b>624.00</b>

14-31-331-032-1003 | 20140801623580 | 0-268-023-936

Prepared By:

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

# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 3 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-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF AFORESAID RECORDED AS DOCUMENT NO. 0728215078.

Permanent Real Estate Index Numbers: 14-31-331-032-1003

Common Address: 2150 W. North Ave., Unit 3  
Chicago, Illinois 60647

**SUBJECT TO, IF ANY:** covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies if any; special government taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2014 and subsequent years.

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