

# UNOFFICIAL COPY

## Special Warranty Deed Statutory (Illinois)



Doc#: 1428049088 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/07/2014 11:36 AM Pg: 1 of 3

140161901076

1/2

The GRANTOR, **NORTH LINCOLN PARTNERS, INC., an Illinois corporation**, a corporation created and 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 (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

**BRENTON GOODRICH and REBECCA RAMSETH**  
2814 N. Lincoln Ave., #2, Chicago, IL 60657

Not as Tenants in Common **but** as Joint Tenants with rights of survivorship,  
the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: General real estate taxes for 2014 and subsequent years.

Permanent Real Estate Index Number(s): 14-19-404-003-0000 (underlying land)

Address(es) of Real Estate: 3536 N. Lincoln Ave., Unit 2, Chicago, IL 60657-1194

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, 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 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.

There were no tenants as this is new construction.

3

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its President, this 12th day of August, 2014.

NORTH LINCOLN PARTNERS, INC., an Illinois corporation

By:   
 Yaroslav Kot, Its President

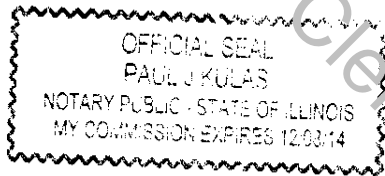
State of Illinois )  
 ) ss.  
 County of Cook )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that YAROSLAV KOT, personally known to me to be the President of NORTH LINCOLN PARTNERS, INC., an Illinois corporation, 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 President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.


Given under my hand and seal, this 12th day of August, 2014.

Commission expires: 12-8-14   
 Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



REAL ESTATE TRANSFER TAX		30-Sep-2014
	COUNTY:	214.50
	ILLINOIS:	429.00
	<b>TOTAL:</b>	<b>643.50</b>
14-19-404-003-0000   20140801620839   1-492-587-648		

REAL ESTATE TRANSFER TAX		30-Sep-2014
	CHICAGO:	3,217.50
	CTA:	1,287.00
	<b>TOTAL:</b>	<b>4,504.50</b>
14-19-404-003-0000   20140801620839   1-181-824-128		

Mail to:

Ana M. Mencini, Esq.  
 550 E. Devon Ave., Suite 160  
 Itasca, Illinois 60143

Send subsequent tax bills to:

Brenton Goodrich & Rebecca Ramseth  
 3536 N. Lincoln Ave., Unit 2  
 Chicago, Illinois 60657-1104

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ATTORNEYS' TITLE GUARANTY FUND, INC.

## LEGAL DESCRIPTION

**Permanent Index Number:**

Property ID: 14-19-404-003-0000 (underlying)

**Property Address:**

3536 N. Lincoln Ave., Unit 2  
Chicago, IL 60657-1104

**Legal Description:**

Parcel 1: Unit 2 in the 3536 North Lincoln Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: Lot 4 in Block 1 in Gross North Addition to Chicago, being a Subdivision of the Southwesterly 1/2 of the East 1/2 of the Southeast 1/4 of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, excepting therefrom commercial property described as follows:

The following parcel of land lying above a horizontal plane at elevation +17.79 feet (Chicago City Datum) and lying below a horizontal plane at elevation +31.95 feet (Chicago City Datum) described as follows:

Beginning at the point 0.34 feet Northwesterly and 0.94 feet Southwesterly of the Southeast corner of said Lot 4; thence South 63 degrees 28 minutes 50 seconds West, a distance of 42.31 feet; thence North 89 degrees 24 minutes 14 seconds West, a distance of 12.37 feet; thence North 00 degrees 21 minutes 30 seconds East, a distance of 7.10 feet; thence North 89 degrees 24 minutes 14 seconds West, a distance of 0.07 feet; thence North 00 degrees 21 minutes 30 seconds East, a distance of 9.23 feet; thence South 89 degrees 24 minutes 14 seconds East, a distance of 4.16 feet; thence North 00 degrees 21 minutes 30 seconds East, a distance of 8.24 feet; thence South 89 degrees 34 minutes 02 seconds East, a distance of 4.29 feet; thence North 63 degrees 39 minutes 55 seconds East, a distance of 4.25 feet; thence South 26 degrees 14 minutes 23 seconds East, a distance of 7.84 feet; thence North 63 degrees 28 minutes 50 seconds East, a distance of 14.16 feet; thence North 26 degrees 14 minutes 23 seconds West, a distance of 1.66 feet; thence North 63 degrees 28 minutes 50 seconds East, a distance of 11.46 feet; thence North 26 degrees 14 minutes 23 seconds West, a distance of 0.27 feet; thence North 63 degrees 39 minutes 55 seconds East, a distance of 4.88 feet; thence South 26 degrees 14 minutes 23 seconds East, a distance of 11.98 feet; thence South 63 degrees 28 minutes 50 seconds West, a distance of 5.05 feet; thence South 26 degrees 14 minutes 23 seconds East, a distance of 4.74 feet; thence North 63 degrees 28 minutes 50 seconds East, a distance of 5.05 feet; thence South 26 degrees 14 minutes 23 seconds East, a distance of 1.08 feet to the point of beginning;

which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded July 29, 2014, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 1421013062, as amended from time to time, together with its undivided percentage ownership interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space P-1, a limited common element ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 2, as set forth in the Declaration of Condominium; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.