

UNOFFICIAL COPY



WARRANTY DEED
STATUTORY (ILLINOIS)
(CORPORATION TO INDIVIDUAL)

Doc#: 1429350012 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/20/2014 10:01 AM Pg: 1 of 4

THE GRANTOR, STAVE PROPERTIES, INC., an Illinois corporation, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: BENJAMIN MAHER, a single man, of 2174 North Stave Street, Unit #3, Chicago, Illinois 60647, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 13-36-227-096-1006
Commonly known as: 2174 N. Stave Street, #3, Chicago, IL 60647

(above space for recorder only)

SUBJECT ONLY TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

This is not Homestead Property.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Authorized Agent this 2nd day of October, 2014.

STAVE PROPERTIES, INC.,
an Illinois corporation

By: [Signature]
Name:
Its:

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Joseph Belmont, an authorized agent of STAVE PROPERTIES, INC., an Illinois corporation, Seller, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity aforesaid, for the uses and purpose therein set forth.

Given under my hand and official seal, this 2nd day of October, 2014

[Signature]

Notary Public
My commission expires: 8/28/17



This Instrument was prepared by Brown, Udell, Pomerantz & Delrahim, Ltd., 1332 N. Halsted Street Suite 100, Chicago, IL.

After recording return to:
Judy DeAngelis, Esq.
767 Walton Lane
Grayslake, IL 60030

MAH TO:
PROPER TITLE, LLC
180 N. LaSalle Street
Ste. 2440
Chicago, IL 60601
PT14-02470
2012
Send Subsequent tax bills to:
Benjamin Maher
2174 N. Stave Street, Unit #3
Chicago, IL 60647

UNOFFICIAL COPY

BUPD, LTD

As an Agent for Fidelity National Title Insurance Company
1332 NORTH HALSTED STREET SUITE 100 CHICAGO, IL 60642

Commitment Number: PT14_02476AA1

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:
2174 N STAVE ST, UNIT 3
CHICAGO, IL 60647
Cook County

The land referred to in this Commitment is described as follows:

PARCEL 1:

UNIT NUMBER 2174-3 IN THE 2172-74 N. STAVE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 13 AND 14 IN BLOCK 3 IN ATRILL'S SUBDIVISION OF PART OF BLOCKS 2, 3 AND 4 IN STAVE'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0713615082; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-6 AND STORAGE SPACE S-5, AND ROOF DECK ON THE NORTH WEST PART OF THE ROOF AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0713615082.

"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."

PIN: 13-36-227-096 - 1006

UNOFFICIAL COPY

Property of Cook County Clerk's Office


REAL ESTATE TRANSFER TAX 10-Oct-2014

	COUNTY:	167.00
	ILLINOIS:	334.00
	TOTAL:	501.00

13-36-227-096-1006 | 20141001634523 | 1-486-654-592

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	10-Oct-2014
	
CHICAGO:	2,505.00
CTA:	1,002.00
TOTAL:	3,507.00
13-36-227-096-1006 20141001634523	1-806-109-824