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National Builder & Bancorp Title, LLC



212148

**WARRANTY DEED
ILLINOIS STATUTORY
(LLC to Tenants by Entirety)**



Doc#: 1434519175 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/11/2014 04:04 PM Pg: 1 of 2

For Recorder use only

THE GRANTOR, 1622 W. NELSON, LLC, a Limited Liability Company 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 IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member of said limited liability company, **CONVEY(S) and WARRANT(S) to BRAYDEN DURAN and HALEY LANDSMAN**, husband and wife, of the City of Chicago, County of Cook in the State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 1S IN 3215 N. ELSTON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 50 AND 51 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 20, 2014 AS DOCUMENT NUMBER 1432418072 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE PARKING SPACE P-1S, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1432418072.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining. TO HAVE AND TO HOLD said premises not as Tenants in Common, and not as Joint Tenants, but as **TENANTS BY THE ENTIRETY** forever.

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.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing and subsequent years including taxes which may accrue by reason of new or additional improvements during the years; (b) the Illinois Condominium

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Property Act and Code; (c) the Condominium Documents, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (f) easements, agreements, conditions, covenants, and restrictions of record, if any; and (g) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser.

Permanent Real Estate Index Number(s): **TO BE ASSIGNED**
(underlying PINs): **13-24-324-006-0000 & 13-24-324-007-0000**

Address of Real Estate: **3213-15 N. ELSTON AVE., UNIT #1S, CHICAGO, IL 60618**

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Member, and attested by its Attorney, this **26th DAY OF NOVEMBER, 2014**.

By:


1622 W. NELSON, LLC

By: **KRZYSZTOF DOLIWA** as MEMBER OF DOLYVA DEVELOPMENT, LLC
Its: **Managing Member**

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 **KRZYSZTOF DOLIWA**, personally known to me to be the Member of DOLYVA DEVELOPMENT, LLC, the Managing Member of 1622 W. NELSON, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Member he signed and delivered the said instrument, pursuant to authority given by the Members of said Limited Liability Company, as their 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 26th day of NOVEMBER, 2014






 (Notary Public)

Prepared By:
Chitown Law, LLC
2207 W. Chicago Ave.
Chicago, IL 60622

Mail To:
Aaron Miskus
2200 W. North Avenue
Chicago, IL 60647

Name & Address of Taxpayer:
BRAYDEN DURAN
3215 N. Elston Ave. #1S
Chicago, IL 60618

REAL ESTATE TRANSFER TAX	11-Dec-2014
	
CHICAGO:	2,850.00
CTA:	1,140.00
TOTAL:	3,990.00
13-24-324-006-0000 20141101648127 0-215-042-688	

REAL ESTATE TRANSFER TAX	12-Dec-2014
 	
COUNTY:	190.00
ILLINOIS:	380.00
TOTAL:	570.00
13-24-324-006-0000 20141101648127 1-749-494-400	