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1434956043 Fee: \$46.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 12/15/2014 09:52 AM Pg: 1 of 5

WARRANTY DEED

ILLINOIS STATUTORY

Limited liability company to Individual(s)

NAME/ADDRESS OF TAXPAYER(S):

Adam Beane Devon Beane **Unit 303** 1309 North Ashland Avenue Chicago, Illinois 60622

RECORDER'S STAMP

The Grantor, ASHLAND ACQUISITIONS, LLC, an Illinois limited liability company, for the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto the following Grantee(s):

as tenents by the entity ADAM BEANE and DEVON BEALIE.

the parcel(s) of real estate situated in Cook County, Illinois, legally described on the exhibit attached hereto and incorporated herein by reference.

Permanent Index Number:

17-05-115-091-1009

By:X

Commonly Known As:

Unit 303, 1309 North Ashland Avenue, Chicago, Illinois 60622 A44

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2014 and subsequent.

In Witness Whereof, the said Grantor has caused its name to be signed to these presents by a Manager this day of October, 2014.

> Return to PROPER TITLE, LLC 400 Skokle Blvd Ste. 380

Northbrook, E. SCORP 10f4-02232 ASHLAND ACQUISITIONS, LLC,

an Illinois fimited liability company,

Midhael N. Lerner, Manager

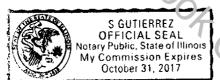
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State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Michael N. Lerner**, personally known to me to be the Manager of **ASHLAND ACQUISITIONS**, **LLC** and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand & official notary seal this Use day of October, 2014.



Notary Public

This instrument prepared by: John E. Lovestrand, Esq.

LAW OFFICE OF

JOHN E. LOVESTRAND, P.C.

30 Green Bay Road Winnetka, IL 60093

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JOHN LOVESTRAND As an Agent for Fidelity National Title Insurance Company 30 GREEN BAY ROAD WINNETKA, IL 60093

Commitment Number: PT14 02232AA3

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as: 1309 N.ASHLAND AVENUE #303 CHICAGO, IL 60622 Cook County

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

PARCEL 1:

UNIT 303, IN THE ALLIANCE ON A SHLAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 43 TO 45 IN THOMAS HURFORD'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 1 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 (EXCEPT THAT PART TAKEN FOR WIDENING ASHLAND AVENUE) EAST OF THE THIRD PRINCIPAL MERID AN. IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0625845053 AND AMENDED BY 1425413065, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P 6 AND AN UNDIVIDED 1/3 INTEREST IN THE ROOF AREA, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED S DOCUMENT 0625845053 AND AMENDED BY 1425413065. An -left of Office

PERMANENT INCDEX NUMBER: 17-05-115-091-1009

ALTA Commitment Schedule C

(PT14_02232AA3.PFD/PT14_02232AA3/66)

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AX 04-Dr
CCUNTY:
"LINDIS:
TOTAL:

COUNTY: 392.

COUNTY: 392.

ILLINDIS: 785.00

TOTAL: 1,177.50

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