

UNOFFICIAL COPY



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY



Doc#: 1500622004 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/06/2015 08:49 AM Pg: 1 of 4

OT 301452589 / WSA545378 LP LMM 2012

Property of Cook County Clerk's Office

THE GRANTOR, 2143 North Western LLC, an Illinois 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 Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to DSC II, LLC, Series A, an Illinois limited liability company, of 4921 Woodward Ave., Downers Grove, IL 60575, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached Exhibit "A".

SUBJECT TO:

Covenants, conditions, and restriction of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers: 14-31-118-033-1002/-1004/-1005/-1006

Address of Real Estate: 2143 N. Western Units 2F, 1R, 2R, 3R, Chicago, IL 60647

Grantor also hereby grants to 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 through the provisions of said declaration were recited and stipulated at length herein.

The tenant of the unit has waived or has failed to exercise the right of first refusal, if any.

**This transaction is for winding up business purposes of 2143 North Western LLC.

[Signatures on following pages]

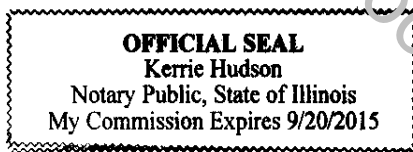
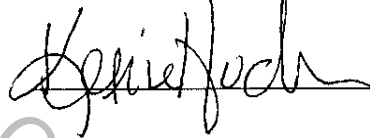
Handwritten initials

UNOFFICIAL COPYDated this 16th day of December, 2014

2143 North Western LLC, an Illinois limited liability company

By: 
Mark Masino, its ManagerSTATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mark Masino, Manager of 2143 North Western, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of December, 2014
 (Notary Public)

Prepared By: Thompson & Thompson
19 S. LaSalle St., Suite 302
Chicago, IL 60603

Mail To:

Manny Lapidos, Esq.
4709 W. Golf Rd., Ste. 475
Skokie, IL 60076

Name & Address of Taxpayer:

Division Street Capital, LLC
4921 Woodward Ave.
Downers Grove, IL 60575

REAL ESTATE TRANSFER TAX 31-Dec-2014

CHICAGO: 3,187.50
CTA: 1,275.00
TOTAL: 4,462.50

14-31-118-033-1004 | 20141201652939 | 0-310-506-880

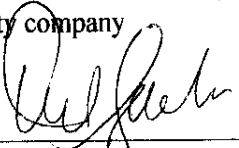
REAL ESTATE TRANSFER TAX 31-Dec-2014

COUNTY: 212.50
ILLINOIS: 425.00
TOTAL: 637.50

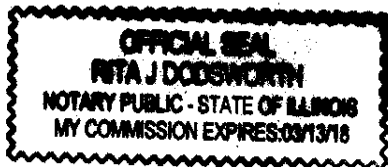
14-31-118-033-1004 | 20141201652939 | 0-502-323-840

UNOFFICIAL COPYDated this 15th day of December, 2014

2143 North Western LLC, an Illinois limited liability company

By:  & Manager
Erik Sachs, its ManagerSTATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Erik Sachs, Manager of 2143 North Western, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of December, 2014
 (Notary Public)

Prepared By: Thompson & Thompson
19 S. LaSalle St., Suite 302
Chicago, IL 60603

Mail To:
Manny Lapidus, Esq.
4709 W. Golf Rd., Ste. 475
Skokie, IL 60076

Name & Address of Taxpayer:
Division Street Capital, LLC
4921 Woodward Ave.
Downers Grove, IL 60575

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EXHIBIT "A" LEGAL DESCRIPTION

UNITS 2-F, 1-R, 2-R AND 3-R IN THE 2143 NORTH WESTERN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 11 (EXCEPT THE NORTH 1 FOOT THEREOF) AND THE NORTH 2 FEET OF LOT 12 IN BLOCK 12 IN HOLSTEIN, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOTS TAKEN BY THE CITY OF CHICAGO FOR WIDENING OF WESTERN AVENUE), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 7, 2007 AS DOCUMENT 0731115132, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

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