



Doc#: 1501535051 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/15/2015 01:23 PM Pg: 1 of 3

**WARRANTY DEED**

The Grantor, **THE ALVERNA GROUP, 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 and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the members of said company, **CONVEYS and WARRANTS to PAMELA L. PRAIRIE and WILLIAM C. PREMO** of 15293 Peninsula Dr., Traverse City, MI 49686, not as Tenants in Common but as **JOINT TENANTS** the following described real estate situated in the County of Cook and State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises not as Tenants in Common but as **JOINT TENANTS**, forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these present by its Member/Manager and attested by its Member this 1<sup>st</sup> day of January 2015.

**PIN:** 17-06-434-032-0000  
17-06-434-033-0000  
17-06-434-040-0000

**COMMONLY KNOWN AS:** 832 N. WOLCOTT, <sup>AVE.</sup> UNIT 3N, CHICAGO, IL 60622

**THE ALVERNA GROUP, LLC,**  
an Illinois Limited Liability Company

By:   
**AIDAN DESMOND, Member, Manager**

S Y  
P 3  
S N  
SC X  
INT X

**BOX 334 CT**

SP4746526 (CN) CT7 00000000 1 of 3

# UNOFFICIAL COPY

This Instrument Prepared By:

STEPHANIE A. ORZOFF  
1120 W. BELMONT AVE.  
CHICAGO, IL 60657

Send subsequent tax bills to:

PAMELA L. PRAIRIE  
WILLIAM C. PREMOS <sup>PREMO AVE.</sup>  
832 N WOLCOTT, UNIT 3N  
CHICAGO, IL 60622



MAIL TO:

GREGORY BRAUN  
BRAUN & RICH, PC  
1601 SHERMAN, #200  
EVANSTON, IL 60201

STATE OF ILLINOIS )

SS:

COUNTY OF COOK )

The undersigned, a Notary Public and Attorney in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **AIDAN DESMOND, Member, Manager of THE ALVERNA GROUP, LLC, an Illinois Limited Liability Company**, is 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, for the uses and purposes therein set forth.

Given under my hand and official seal this 1<sup>st</sup> day of January 2015.

\_\_\_\_\_  
Notary Attorney

My commission expires:



REAL ESTATE TRANSFER TAX 12-Jan-2015



COUNTY: 270.00  
ILLINOIS: 540.00  
TOTAL: 810.00

17-06-434-032-0000 | 20141201651874 | 1-894-906-496

REAL ESTATE TRANSFER TAX 12-Jan-2015



CHICAGO: 4,050.00  
CTA: 1,620.00  
TOTAL: 5,670.00

17-06-434-032-0000 | 20141201651874 | 0-821-164-672

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## LEGAL DESCRIPTION RIDER FOR DEED

**PARCEL 1:**

UNIT NUMBER 3N IN "THE 832 N. WOLCOTT CONDOMINIUM" AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 56.50 FEET OF THE FOLLOWING DESCRIBED PARCEL TAKEN AS A TRACT: LOTS 11 AND 12 IN WEBB'S SUBDIVISION OF LOTS 1 AND 2 IN SUPERIOR COURT COMMISSIONER'S PARTITION OF BLOCK 7 OF COCHRAN AND OTHERS SUBDIVISION AND LOT 8 IN BLOCK 7 IN SUPERIOR COURT COMMISSIONERS PARTITION OF BLOCKS 2, 4, 7 AND THE WEST HALF OF BLOCK 3 AND THE SOUTH HALF OF BLOCK 8 IN COCHRAN AND OTHERS SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST 1/4; ALL IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1432229028, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3N, STORAGE SPACE S-3N, AND ROOF RIGHTS R-3N, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1432229028.

**PIN:** 17-06-434-033-0000; 17-06-434-033-0000; 17-06-434-040-0000

**COMMONLY KNOWN AS:** 832 N. WOLCOTT, UNIT 3N, CHICAGO, IL 60622

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) public utility easements; (i) installments due after Closing for assessments levied pursuant to the Declaration; (j) private easements; (k) party wall rights and agreements and (l) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY, AS THE PROPERTY WAS IMPROVED WITH A NEWLY CONSTRUCTED BUILDING.

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, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT 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.