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1502147108D

Doc#: 1502147108 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/21/2015 01:34 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

40016702(1/2)

GIT
1-16

THE GRANTOR, 3001 CALIFORNIA LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ANDREA LYNN PLUCHINO as an unmarried individual, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: (i) General real estate taxes not yet due; (ii) Covenants, conditions, and restrictions of record including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the 3003 North California Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; and (vii) acts done or suffered by Purchaser, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were reciting and stipulated at length herein.

There were no tenants as this is new construction.

Permanent Real Estate Index Numbers: 13-25-210-022-0000 (part of)

Address of Real Estate: 3003 North California Avenue, Unit 2N, Chicago, Illinois 60618

REAL ESTATE TRANSFER TAX 15-Jan-2015



COUNTY: 160.00
ILLINOIS: 320.00
TOTAL: 480.00

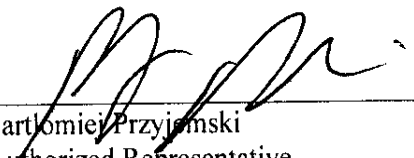
13-25-210-022-0000 | 20150101657463 | 0-649-946-752

REAL ESTATE TRANSFER TAX 15-Jan-2015



CHICAGO: 2,400.00
CTA: 960.00
TOTAL: 3,360.00

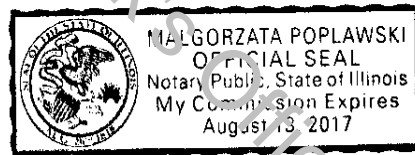
13-25-210-022-0000 | 20150101657463 | 1-520-723-584

UNOFFICIAL COPYDated this 13th day of January, 2015.**SELLER:****3001 CALIFORNIA LLC,**
an Illinois limited liability companyBy: MDN DEVELOPMENT, INC.,
an Illinois corporationBy: 
Name: Bartłomiej Przyjmski
Its: Authorized RepresentativeSTATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for and residing in said County, in the State aforesaid, do hereby certify that **Bartłomiej Przyjmski**, an Authorized Representative of MDN Development, Inc., an Illinois corporation, as Manager of **3001 CALIFORNIA LLC**, an Illinois limited liability company, being the same person whose name is subscribed to the foregoing instrument as such Manager, 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 13th day of January, 2015.


Notary Public

Prepared By:Lauren S. Kavanaugh, Esq.
Fuchs & Roselli, Ltd.
440 West Randolph Street, Suite 500
Chicago, Illinois 60606**Mail To:**Stephanie Posey, Esq.
Posey Law Group LLC
106 West Calendar Court
La Grange, Illinois 60525**Name & Address of Taxpayer:**Andrea Lynn Pluchino
3003 North California Avenue, Unit 2N
Chicago, Illinois 60618

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 2N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 3003 NORTH CALIFORNIA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1427216030, IN THE WEST 1/2 OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING AND ROOF PURPOSES IN AND TO PARKING SPACE NO. P5, AND ROOF SPACE NO. R5, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PIN: 13-25-210-022-0000 (part of)

ADDRESS: 3003 North California Avenue, Unit 2N, Chicago, Illinois 60618

Property of Cook County Clerk's Office