



Doc#: 1503550010 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/04/2015 08:54 AM Pg: 1 of 3

APPROPRIATE TO:

1503550010
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1413326 1082

Warranty Deed
Statutory (Illinois)

THE GRANTOR(S), 2034 Superior LLC, an Illinois limited liability company, of the City of Norridge, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Ronald and Maureen Pestine, married, of 1530 N Elk Grove #E, Chicago, State of Illinois, G m

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

Permanent Index Number(s): 14-31-403-003-0000

Property Address: 1821 W. Armitage Ave., Unit # 1E, Chicago, IL 60622.

Subject, however, to the general taxes for the year of 2014 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Grantor also hereby grants to Grantee and its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of the property set forth in the above-mentioned Declaration, and Grantor reserves to itself and its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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

REAL ESTATE TRANSFER TAX		03-Feb-2015
	CHICAGO:	4,417.50
	CTA:	1,767.00
	TOTAL:	6,184.50

14-31-403-003-0000 | 20150101659160 | 0-624-053-888

REAL ESTATE TRANSFER TAX		03-Feb-2015
	COUNTY:	294.50
	ILLINOIS:	589.00
	TOTAL:	883.50

14-31-403-003-0000 | 20150101659160 | 0-146-306-688

UNOFFICIAL COPY

Dated this 23 day of January, 2015.

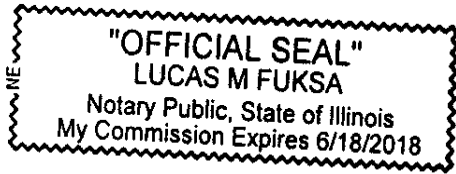
2034 Superior LLC

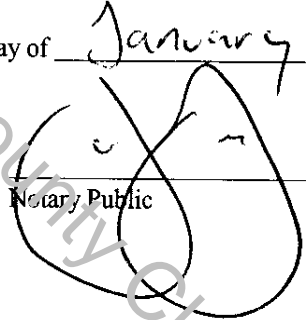

By Rafal Stopa, Member

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 **Rafal Stopa of 2034 Superior LLC**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 notarial seal, this 23 day of January, 2015.




Notary Public

My commission expires: _____

THIS DOCUMENT PREPARED BY:

Fuksa Khorshid, LLC
Lucas Fuksa
70 W. Erie St., 2nd Floor
Chicago, IL 60654

MAIL TAX BILL TO:

RONALD G. FESTINI
134 N. LA SALLE ST. #1135
CHICAGO IL 60602

MAIL RECORDED DEED TO:

RONALD G. FESTINI
134 N. LA SALLE ST. #1135
CHICAGO IL 60602

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A Legal Description

PARCEL 1

UNIT #1E IN 1821 W. ARMITAGE AVE. CONDOMINIUMS AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS EIGHT AND NINE (EXCEPT THE WEST 0.70 FEET THEREOF) IN WILLIAM WERNECKE'S SUBDIVISION OF LOTS ONE AND TWO IN BLOCK THIRTY-TWO, A PART OF SHEFFIELD'S ADDITION TO CHICAGO, IN THE NORTH HALF (1/2) OF THE SOUTH EAST QUARTER (1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP FORTY (40) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM MADE BY 2034 SUPERIOR, LLC AN ILLINOIS LIMITED LIABILITY COMPANY, RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 1500818048, TOGETHER WITH THE UNDIVIDED PERCENTAGE OWNERSHIP INTEREST APPURTENANT THERETO.

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE PARKING SPACE P-6, STORAGE SPACE S-1E, GARAGE ROOF DECK RIGHTS, ROOF DECK RIGHTS, AND OTHER LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1500818048.

Common Address: 1821 W. ARMITAGE AVE., UNIT 1E CHICAGO, IL 60622
PIN: 14-31-403-003-0000