

UNOFFICIAL COPY



Doc#: 1504033007 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/09/2015 09:03 AM Pg: 1 of 2

WARRANTY DEED

ILLINOIS

REAL ESTATE TRANSFER TAX 04-Feb-2015



COUNTY: 166.50
ILLINOIS: 333.00
TOTAL: 499.50

13-26-406-013-1006 | 20150201661236 | 0-229-766-784

Above Space for Recorder's Use Only

REMA, LLC, an Illinois limited liability company, by Renata Williamson, Member ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by LAURA A. HEARN, a single woman of Chicago, IL ("Grantee"), does GRANT AND CONVEY unto Grantee, and to her successors and assigns, FOREVER, all interest in and to the real estate situated in the County of Cook and State of Illinois, commonly known as 2722 N. Sawyer Avenue, Unit 3B, Chicago, IL 60647, and described on page 2 of this instrument the (the "Real Estate"), subject to those matters set forth and described on page 2 of this instrument (the Permitted Exceptions").

Grantor also hereby grants to Grantee, Grantee's successors and assigns, as rights and easements appurtenant to the above described Real Estate, the rights and easements for the benefit of said Real Estate set forth in the CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 98265163 in Cook County, Illinois. This instrument 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.

The date of this deed of conveyance is January 12, 2015

REAL ESTATE TRANSFER TAX 04-Feb-2015



CHICAGO: 2,497.50
CTA: 999.00
TOTAL: 3,496.50

13-26-406-013-1006 | 20150201661236 | 0-887-565-952

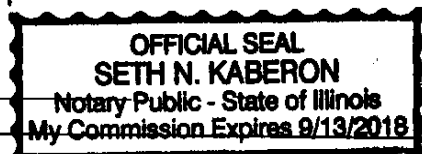
Renata Williamson (SEAL)
REMA, LLC,
By Renata Williamson, Member
S Y
P 2
S N
SC Y
INT X

State of Illinois, County of Cook:ss

I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DOES HEREBY CERTIFY that Renata Williamson, as Member of REMA, LLC, personally known to me to be the person whose name is set forth above, 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 January 12, 2015

[Signature]
Notary Public
CTT Box 334



[Handwritten mark]

201453859 / ST515554 / 655851515 / 6585102

UNOFFICIAL COPY**LEGAL DESCRIPTION**

UNIT 3B IN 2720-22 NORTH SAWYER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 21 (EXCEPT THE SOUTHWESTERLY 7 1/2 FEET), ALL OF LOT 22 AND THE SOUTHWESTERLY 17 1/2 FEET OF LOT 23 IN BLOCK 3 IN MILWAUKEE AND DIVERSEY SUBDIVISION IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED TO EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 98265163, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-G1A, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT 98265163.

Permanent Real Estate Index Number: 13-26-406-013-1006

Address of Real Estate: ~~2720~~ 2722 N. Sawyer Ave., Unit 3B, Chicago, IL 60647

PERMITTED EXCEPTIONS

Real estate taxes not yet due and payable as of the Closing Date; Special taxes or assessments for improvements not yet completed, and other assessments or installments thereof not due and payable as of the date of delivery of this instrument ("Closing Date"); Any and all applicable zoning, planned unit development and building laws or ordinances, including, without limitation, applicable building lines; Any and all encroachments; utility easements; easements, covenants, conditions, restrictions, and building lines of record as of the Closing Date; public and private easements (including, without limitation, access easements, reciprocal easements and maintenance agreements pertaining to the Property and components thereof; party wall rights; existing licenses, leases and tenancies affecting the Common Elements; and any and all agreements of record, provided that none of the foregoing materially adversely affects Grantee's quiet use and enjoyment of the Premises as a residential condominium; The Declaration of Condominium, as amended to date and as amended from time to time; The provisions of the Illinois Condominium Property Act; Any and all acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and any other Covenants of record.

<p>This instrument was prepared by:</p> <p>Seth N. Kaberon Seth N. Kaberon, Ltd. 555 Skokie Blvd., Suite 500 Northbrook, IL 60062 847-897-5787</p>	<p>Send subsequent tax bills to:</p> <p>Laura A. Hearn 2722 N. Sawyer Ave., Unit 3B Chicago, IL 60647</p>	<p>Recorder-mail recorded document to:</p> <p>Ivan Puljic Guines & Puljic 10 S. LaSalle Street, Suite 2500 Chicago, IL 60605-1004 Laura A. Hearn</p>
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2722 N. Sawyer Ave.
#3B
Chicago, IL 60647