

UNOFFICIAL COPY

**Warranty Deed
Statutory (ILLINOIS)
(Limited Liability Company
to Tenants by the Entirety)**



Doc#: 1506555037 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 03/06/2015 10:56 AM Pg: 1 of 4

PTC19899

1 of 2

THE GRANTOR(S) Oakley Construction, 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 the sum of (\$10) Ten DOLLARS, in hand paid, and pursuant to authority given by the Board of Managers of said Illinois Limited Liability Company, **CONVEYS and WARRANTS** to

Dirk J. Hewetson and Mina D. Aitelhadj, husband and wife

of the City of Chicago, County of Cook and the State of Illinois

husband and wife, not as Joint Tenants, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached hereto and incorporated herein.

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** as husband and wife, not as Joint Tenants nor as Tenants in Common but as **TENANTS BY THE ENTIRETY** forever.

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached hereto and incorporated herein.

Permanent Index Numbers (PINS): 14-30-118-022-0000, 14-30-118-024-0000
14-30-118-005-0000 and 14-30-118-006-0000

Address of Real Estate: 2823 N. Oakley Avenue, Unit K, Chicago, Illinois 60618

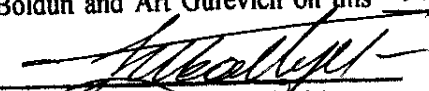
SUBJECT TO: covenants, conditions, easements and restrictions of record, and to General Taxes for 2014 and subsequent years.

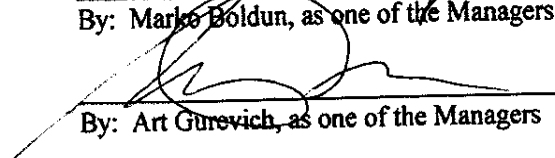
PRECISION TITLE

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Managers, Marko Boldun and Art Gurevich on this 24 day of FEB, 2015.

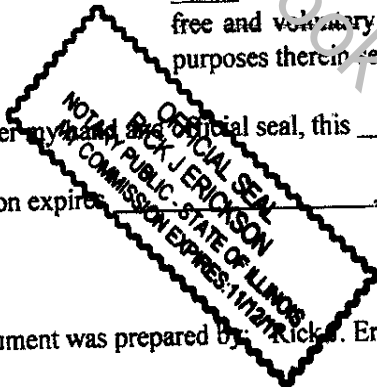
Impress
Corporate Seal
Here


By: Marko Boldun, as one of the Managers


By: Art Gurevich, as one of the Managers

State of Illinois, County of COOK ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that **Marko Boldun and Art Gurevich** known to me to be two (2) of the Managers/Members of **Oakley Construction, LLC** an Illinois Limited Liability Company and personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as MORS such they signed, sealed and delivered the said instrument and caused the corporate seal of the limited liability company to be affixed thereto pursuant to authority given by the Board of Managers of said limited liability company as their free and voluntary act, and as the free and voluntary act and deed of limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of FEB, 2015.
Commission expires _____, 20____



NOTARY PUBLIC

This instrument was prepared by Rick J. Erickson, 716 Lee Street, Des Plaines, Illinois 60018

MAIL TO:

Corey Rybka
Attorney at Law
1500 Cicero Avenue
Oak Forest, Illinois 60452

SEND SUBSEQUENT TAX BILLS TO:

Dirk J. Hewetson and Mina D. Aitel hadj
2823 N. Oakley, Unit K
Chicago, Illinois 60618

OR

Recorder's Office Box No. _____



COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph E Section 4,
Real Estate Transfer Act.


Date: _____

Signature

C:\Users\Rick\Google Drive\Real Estate\Forms\Oakley Construction, LLC.Unit K Hewetson Aitelhadj cis docs.doc

REAL ESTATE TRANSFER TAX		27-Feb-2015
	COUNTY:	283.75
	ILLINOIS:	567.50
	TOTAL:	851.25

14-30-118-005-0000 | 20150201664386 | 0-911-327-616

REAL ESTATE TRANSFER TAX		27-Feb-2015
	CHICAGO:	4,256.25
	CTA:	1,702.50
	TOTAL:	5,958.75

14-30-118-005-0000 | 20150201664386 | 2-127-544-704

UNOFFICIAL COPY**LEGAL DESCRIPTION FOR PROPERTY COMMONLY KNOWN AS:**

Permanent Index Numbers (PINS): 14-30-118-022-0000, 14-30-118-024-0000
14-30-118-005-0000 and 14-30-118-006-0000

Address of Real Estate: 2823 N. Oakley Avenue, Unit K, Chicago, Illinois 60618

PARCEL 1:

UNIT K.

THAT PART OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 (EXCEPT THE SOUTH 6 FEET THEREOF) IN BLOCK 7 IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 0 DEGREES 00 MINUTES 42 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT 135.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 18 SECONDS EAST ALONG THE CENTER LINE OF DIVIDING WALL 51.00 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 42 SECONDS EAST 20.50 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 18 SECONDS EAST ALONG THE CENTER LINE OF DIVIDING WALL 51.00 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 42 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT 20.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND PARTY WALL RIGHTS FOR RIVERFRONT TOWNHOMES RECORDED SEPTEMBER 12, 2014 AS DOCUMENT 1425529067.

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 recited and stipulated at length herein.

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PLAT ACT AFFIDAVIT

State of Illinois
County of COOK

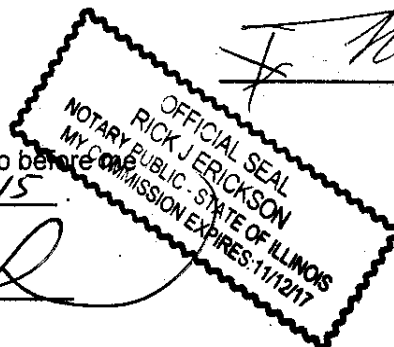
Oakley Construction LLC, being duly sworn on oath, states that it resides at 3528 Walnut Ave, Wilmette, IL 60091. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]



SUBSCRIBED and SWORN to before me
This 24 day of Feb, 20 15

[Signature]
Notary Public