

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



Doc#: 1507249057 Fee: \$44.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 03/13/2015 01:39 PM Pg: 1 of 4

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

Christopher Hill and Brittney Hill 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 no 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 F, Chicago, Illinois 60618

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

# **UNOFFICIAL COPY**

in Witness Whereof, said Grantor has ca	used its corporate seal to be hereto affixed, and has caused its name to nagers, Marko Boldun and Art Gurevieh on this day of
March. 20/5.	day of
Impress	Mbally -
Impress Corporate Seal	By: Marko Boldun, as one of the Managers
Here	
	By: Art Gurayish or an a Rate M
	By: Art Gurevich, as one of the Managers
State of Illinois, County of	ss, I, the undersigned, a Notary Public In and
for the Count	y and State aforesaid, DO HEREBY CERTIFY that Marko Boldun
and Art Gu	revich known to me to be two (2) of the Managers/Mambara of
Oakiey Cons	itruction, LLC an Illinois Limited Liability Company and personally
known to me	to be the same person whose name are subscribed to the foregoing
t'ist as	ppeared before me this day in person, and severally acknowledged
	such they signed, sealed and delivered the and caused the corporate seal of the limited liability company to be
affixed there	to pursuant to authority given by the Board of Managers
OI SAIQ	imited liability company as their free and voluntary act, and as the
iree and void	heary act and deed of limited liability company, for the uses and
purposes there	in sei forth.
Given under my hand and official seal, the	nis 12 day of March, 2015
Commission out the Michigan	
Commission express.	, 20
STATE OF A	NOTADA DADA
The state of the s	NOTARY PUBLIC
This instrument was prepared by. Rich	Lirickson, 716 Lee Street, Des Plaines, Illinois 60016
The state of the s	
MAIL TO:	
MAID 10:	SEND SUBSEQUENT TAY, BILLS TO:
William Mosconi	Christopher and Brittany Hill 2823 N. Oakley, Unit F Chicago, Illinois 60618
Attorney at Law	2823 N. Oakley, Unit F
707 Skokie Boulevard, Suite 410	Chicago, Illinois 60618
Northbrook, Illinois 60062	C
OR	0
Recorder's Office Box No	
COUNTY – ILLINOIS TRANSFER STA Exempt Under Provision of	MPS
Paragraph <u>E</u> Section 4,	
Real Estate Transfer Act.	
Date:	
Signature	

C:\Users\Rick\Google Drive\Real Estate\Forms\Oakley Construction, LLC.Unit F cls docs Purchasers Hill.doc

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## **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 F, Chicago, Illinois 60618

PARCEL 1:

UNIT F:

THAT PART OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 (EXCEPT THE SOUTH 6 FEET THEREOF) IN BLOCK 7 IN CLYBOUR'N 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 COCK 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 FORT', IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND PARTY WALL RIGHTS FOR RIVERFRONT TOWNHOMES RECORDED SEPTEMBER 12, 2014 AS DOCUMENT 1425529067.

REAL ESTATE TRANSFER TAX

REAL ESTATE TRANSFER TAX		12-Mar-2015	
		COUNTY:	277.00
		ILLINOIS:	554.00
		TOTAL:	831.00
1/1-30-11	8.005.0000	L20150301668138 L	0.712.420.052

CHICACO: 4,155.00 CTA: 1,662.00 TOTAL: 5,817.00 14-30-118-005-0000 | 20150301668138 | )-671-535-488

12-Mar-2015

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easer and 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.

1425529063

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## UNOFFICIAL C

### 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:

- Said Act is not applicable as the grantors own no adjoining property to the premises described in 1. said deed;
  - OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- The division or subdivision of the land into parcels or tracts of five acres or more in size which 2. does not in volve any new streets or easements of access.
- 3. The divisions of ots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- The sale or exchange or parcels of land between owners of adjoining and contiguous land. 4.
- The conveyance of parcels of land or interests therein for use as right of way fro railroads or other 5. public utility facilities, which does not involve any new streets or easements of access.
- jr. The conveyance of land owned by a rail oad or other public utility which does not involve any new 6. streets or easements of access.
- 6 31.20 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.
- Conveyances made to correct descriptions in prior conveyances 8.
- 1. 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.

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. 80L 318, 1 eff. October 1, 1977.

7 W

C.

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.

SUBSCRIBED and SWORK to before me 2 day of / Ylaul20

OFFICIAL SEAL RICK J ERICKSON

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:11/12/17

Notary Public

10.