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**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

Property of Cook County Clerk's Office

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 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 F, Chicago, Illinois 60618

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

PRECISION TITLE PTC 19657 Jbr11

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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 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.

REAL ESTATE TRANSFER TAX		12-Mar-2015	
	COUNTY:		277.00
	ILLINOIS:		554.00
	TOTAL:		831.00
14-30-118-005-0000 20150301668138 0-712-429-952			

REAL ESTATE TRANSFER TAX		12-Mar-2015	
	CHICAGO:		4,155.00
	CTA:		1,662.00
	TOTAL:		5,817.00
14-30-118-005-0000 20150301668138 0-671-535-488			

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.

Easements, Covenants, Restrictions

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.

Doc #

1425529063

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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:

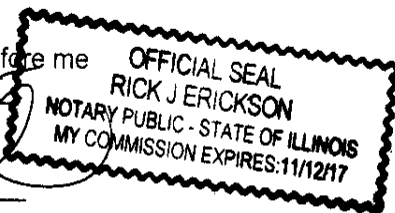
1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts 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. 801-318, 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.



SUBSCRIBED and SWORN to before me
This 12 day of March 15



Notary Public

