

# UNOFFICIAL COPY



## WARRANTY DEED

### ILLINOIS STATUTORY

Limited liability company to Individual(s)

Doc#: 1507556030 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/16/2015 08:59 AM Pg: 1 of 5

~~MAIL TO:~~

HANDLER THAYER, LLP  
ATTN: TYLER BENIK  
141 N. WALKER DR, 2300  
CHICAGO IL 60666

NAME/ADDRESS OF TAXPAYER(S)

Britton E. Berek  
Britton T. Berek  
Unit 1  
2442 West Madison Street  
Chicago, Illinois 60612

mail to:  
PROPER TITLE, LLC  
180 N. LaSalle Street  
Ste. 2440  
Chicago, IL 60601  
PT 15-00265

RECORDER'S STAMP

The Grantor, **URBAN CITY FUND II, LLC**, a limited liability company organized 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 the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said company, **CONVEYS and WARRANTS** unto

**BRITTON E. BEREC and BRITTON T. BEREC,**

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

**See Legal Description attached hereto and made a part hereof.**

Permanent Index Number: 16-12-428-042-1002

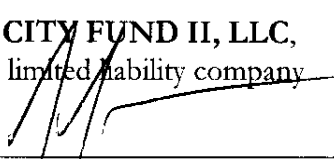
Commonly Known As: **Unit 1, 2442 West Madison Street, Chicago, IL 60612**

**SUBJECT TO:** covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2014 and subsequent.

In Witness Whereof, the said Grantor has caused its name to be signed to these presents by a Manager this 9th day of **February**, 2015.

**URBAN CITY FUND II, LLC,**  
an Illinois limited liability company

By: X

  
Michael N. Lerner, a Manager

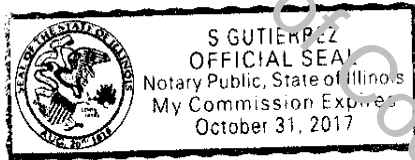
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PMS-265

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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 the above signatory, personally known to me to be a Manager of **URBAN CITY FUND II, LLC**, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 02 day of **February**, 2015.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

This instrument prepared by: John E. Lovstrand, Esq.  
JOHN E. LOVSTRAND, P.C.  
30 Green Bay Road  
Winnetka, IL 60093

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

JOHN LOVESTRAND

As an Agent for Fidelity National Title Insurance Company  
30 GREEN BAY ROAD WINNETKA, IL 60093

Commitment Number: PT15\_00265AA3

## SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:  
2442 W MADISON ST UNIT 1  
CHICAGO, IL 60642  
Cook County

The land referred to in this Commitment is described as follows:

### PARCEL 1:

UNIT 1 IN THE 2442 WEST MADISON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY, LOT 18 (EXCEPT THE EAST 3.00 FEET) AND THE EAST 4.00 FEET OF LOT 19 IN L.D. BOONE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST BLOCK OF THE EAST 33.81 ACRES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0631815105, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0631815105.



16-12-428-042-1002

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REAL ESTATE TRANSFER TAX 09-Mar-2015

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	COUNTY:	92.50
	ILLINOIS:	185.00
	TOTAL:	277.50

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16-12-428-042-1002 | 20150201661701 | 0-116-822-400

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	09-Mar-2015
CHICAGO:	1,387.50
CTA:	555.00
TOTAL:	1,942.50



16-12-428-042-1002 | 20150201661701 | 0-171-741-568