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1510322025

WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL(s))

Doc#: 1510322025 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/13/2015 09:17 AM Pg: 1 of 4

Prepared By:

Kimberly A. Palmisano
PALMISANO & MOLTZ
19 S. LaSalle Street
Suite 900
Chicago Illinois 60603

CT-1510322025-46269LP
Hite 1072

THE GRANTOR, **1816 N. CALIFORNIA LLC**, a Limited Liability Company, duly organized and validly 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 TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to Michael McGreevy Ballweg and Jane Valadka Ballweg, as
Husband and Wife, Tenants by the Entirety -----
of _____,
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: **UNIT(S) 3S**
1816 N. CALIFORNIA AVE.
CHICAGO, ILLINOIS 60647



Permanent Real Estate Index Numbers: **13-36-315-054-0000 & 13-36-315-055-0000**
(Affects Underlying Land)


IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 8 day of April, 20 15.

1816 N. CALIFORNIA LLC
an Illinois limited liability company

CCRD REVIEWER Rv

BY: [Signature]
Its: Manager

| REAL ESTATE TRANSFER TAX | | 10-Apr-2015 |
|---|-----------|-------------|
|  | COUNTY: | 205.75 |
|  | ILLINOIS: | 411.50 |
| | TOTAL: | 617.25 |
| 13-36-315-054-0000 20150401675894 1-032-300-928 | | |

| REAL ESTATE TRANSFER TAX | | 10-Apr-2015 |
|---|----------|-------------|
|  | CHICAGO: | 3,086.25 |
| | CTA: | 1,234.50 |
| | TOTAL: | 4,320.75 |
| 13-36-315-054-0000 20150401675894 2-004-703-616 | | |

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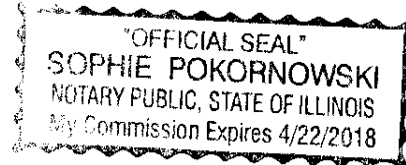
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that William Senne, personally known to me to be the Manager of 1816 N. CALIFORNIA 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 Members 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 8 day of April, 2015.

Sophie Pokornowski

NOTARY PUBLIC



Mail To:

Jonathan Aven
180 N. Michigan Ave.
Suite 2105
Chicago, IL 60601

Name and Address of Taxpayer:

Michael Ballweg
Jane Ballweg
1816 N. California Ave.
Unit 3S
Chicago, Illinois 60647

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER **3S** IN THE 1816 N. CALIFORNIA CONDOMINIUMS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 50 FEET OF THE NORTH 250.0 FEET OF THE FOLLOWING DESCRIBED PARCEL TAKEN AS A SINGLE TRACT OF LAND:

LOT 4 (EXCEPT THE NORTH 30.0 FEET THEREOF) AND ALL OF LOTS 5 TO 11, BOTH INCLUSIVE, IN BLOCK 8 IN HANSBROUGH AND HESS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1509319151; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF G-3S, STORAGE 3S, AND ROOF DECK LCE FOR 3S LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1509319151.

Property Index Numbers: 13-36-315-054-0000 & 13-36-315-055-0000
(Affects Underlying Land)

Common Address:

Unit **3S**
1816 N. CALIFORNIA AVE.
CHICAGO, ILLINOIS 60647

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION AND THE CONDOMINIUM DOCUMENTS, AS DEFINED HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECTS THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER.

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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY 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 PROPERTY DESCRIBED THEREIN.

THIS DEED 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 TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

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