



Doc#: 1510641072 Fee: \$44.00
RHSP Fee: \$9.00 APRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/18/2015 12:11 PM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY

Limited liability company to Individual(s)

15 SA447221 LP INTERESTS PURCHASED BY SCHUMBERG 1062/2015

MAIL TO:

Daniel Parker
637 West Melrose St.
Unit 3
Chicago, Ill. 60657

NAME/ADDRESS OF TAXPAYER(S):

Daniel Parker
Maude Tremblay
Unit 3
637 West Melrose Street
Chicago, Illinois 60657

RECORDER'S STAMP

The Grantor, **MAGNUM HOMES, 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

DANIEL PARKER and MAUDE TREMBLAY,
husband and wife, as Tenants by the Entirety,

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: 14-21-313-027-0000 (undivided)

Commonly Known As: **637 West Melrose Street, Unit 3, Chicago, IL 60657**

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

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

Magnum Homes, LLC,
an Illinois limited liability company

By: Seamus Murnin
Seamus Murnin, Its Manager

Box 334
CT++

UNOFFICIAL COPY

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 **MAGNUM HOMES, 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 9th day of April, 2015.



John E. Lovstrand

 Notary Public

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

REAL ESTATE TRANSFER TAX		10-Apr-2015
	COUNTY:	630.00
	ILLINOIS:	1,260.00
	TOTAL:	1,890.00

14-21-313-027-0000 | 20150301673408 | 1-097-030-016

REAL ESTATE TRANSFER TAX		10-Apr-2015
	CHICAGO:	9,450.00
	CTA:	3,780.00
	TOTAL:	13,230.00

14-21-313-027-0000 | 20150301673408 | 0-292-002-176

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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, Aforesaid, 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."

Property of Cook County Clerk's Office

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 15SA4742261LP

For APN/Parcel ID(s): 14-21-313-027-0000

Parcel 1:

Proposed Unit Number 3 in 637 W. Melrose Condominiums as delineated on a survey of the following described real estate:

The East 25 feet of Lot 8 in Sander's Subdivision of the South 3.19 chains of Lot 30 in Pine Grove, being a Subdivision of Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

which survey is attached as exhibit "A" to the declaration of condominium recorded April 7, 2015 as document number 1509718027 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The (exclusive) right to the use of G-3, P-3, S-3 & Balcony & Wood Roof Deck Roof Deck, limited common elements as delineated on the survey attached to the declaration aforesaid recorded as document number 1509718027.