

UNOFFICIAL COPY

WARRANTYDEED



This instrument was prepared by:
Nazar Kashuba, Esq.
Demchenko & Kashuba LLC
2338W.Belmont Ave.
Chicago, IL60618

Doc#: 1511319009 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 04/23/2015 08:38 AM Pg: 1 of 3

THE GRANTOR, **1541 W. FRYLLC**, a 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 TEN (10)DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEES, **GORDON L. CARSON JR.** and **TRACEY D. CARSON**, of the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**husband and wife*

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

Property Index Numbers: 17-05-325-008-0000

Address of Real Estate: 1541 West Fry Street, Unit 1, Chicago, Illinois 60642

SUBJECT TO: general real estate taxes for the year ~~2014~~ ^{2015 (from 1st date to 12-31-15)} (2nd Installment) and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record, easements for public utilities; acts of the Grantees.

**which do not impair purchaser's use of the unit as a condominium residence and which do not provide for forfeiture or reversion in the event of a breach.*
Grantor also hereby grants to the grantees, 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.

DATED this 13th day of April, 2015.

1541 W. FRYLLC,
an Illinois limited liability company
By:
Mike Kaplun, Its Member

1541 W. FRYLLC,
an Illinois limited liability company
By:
Mikhail Skoulsky, Its Member

AMD

014-2272A CCRD REVIEWER

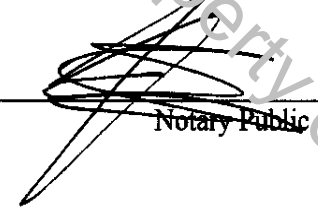
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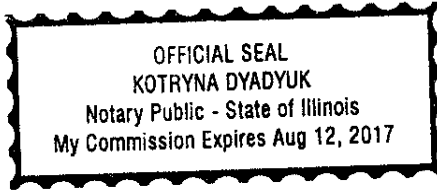
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Mike Kaplun** and **Mikhail Skoulsky**, the only Members of 1541 W. FRY LLC, an Illinois limited liability company ("Company"), and personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Members, they signed and delivered the said instrument and caused the seal of said Company to be affixed thereto, pursuant to authority given by the operating agreement of said Company, as their 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 13th day of April, 2015.





 Notary Public



REAL ESTATE TRANSFER TAX		22-Apr-2015
	CHICAGO:	4,635.00
	CTA:	1,854.00
	TOTAL:	6,489.00

17-05-325-008-0000 | 20150401677016 | 1-948-239-232

REAL ESTATE TRANSFER TAX		22-Apr-2015
 	COUNTY:	509.00
	ILLINOIS:	618.00
	TOTAL:	927.00

17-05-325-008-0000 | 20150401677016 | 1-394-984-320

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Exhibit A

UNIT 1 AND THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1 AND THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-1, AND THE EXCLUSIVE RIGHT TO USE ROOFTOP DECK R-1 IN THE 1541 W. FRY CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND :

LOT 24 IN JOHN KUHLE'S SUBDIVISION OF 1 ACRE IN THE SOUTHWEST CORNER OF BLOCK 29 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JULY 22, 1858 IN BOOK 143, PAGE 89, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1508522014, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

1541 W. Fry Street Unit 1
Chicago IL 60642

PIN 1: 17-05-325-008-0000

*NOTE: THIS LEGAL DESCRIPTION IS SUBJECT TO CHANGE/REVISION AS ADDITIONAL INFORMATION REGARDING NEW LEGAL DESCRIPTION FOR CONDOMINIUM IS OBTAINED.

Property of Cook County Clerk's Office

After recording mail to and
send subsequent tax bills to:
L. Carlin, Jr. D.
Gordon and Tracey Carson
1541 W. Fry St., Unit 1
Chicago, IL 60642