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This document prepared by:

Michael Bradley 4426 S. Greenwood Chicago, IL 60653-3714 Mail future tax bills to: Morney-Spivey Group LLC 2251 S. Michigan Avenue, Suite 205 Chicago, IL 60616 Mail this recorded document to: Felicia DiGiovanni, Esq. 7610 W. North Avenue Elmwood Park, IL 60707



1513319057 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 05/13/2015 11:14 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR, HMMC. LLC, an Illinois Limited Liability Company, by Michael W. Bradley, as attorney in fact for Timothy J. Keefer, sole manager of HMMC, LLC, for and in consideration of Ten and 00/100 DOLLARS, and other in hand paid, CONVEYS and WARRANTS to MORNEY-SPIVEY GROUP LLC, an Illinois Limited Liability Company, 2251 S. Michigan Avenue, Suite 205, Chicago, Illinois, 60616, the following described Real Estate situated in the County of Cook in the State of Illinois:

PROPERTY ADDRESS: 2423 W. Madison, Unit 1, Unit 2, and Unit 3, Chicago, IL 60612 (Parcels 1 and 2), and 2421 W. Madison, Unit 2, Chicago, IL 60612 (Parcels 3 and 4)

P.I.N.: 16-13-203-054-1001 (2423 W. Madison, Unit 1); 16-13-203-054-1002 (2423 W. Madison, Unit 2); 16-13-203-054-1003 (2423 W. Madison, Unit 2); and 16-13-203-055-1002 (2421 W. Madison, Unit 2);

LEGAL DESCRIPTION

Parcel 1:

UNITS 1 (COMMERCIAL UNIT), 2 AND 3 IN 2423 W. MADISON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 10 IN WILCOX SUBDIVISION OF THE EAST 5 ACRES OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 39 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 0926010042 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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Parcel 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACES P-1 (ASSIGNED TO UNIT 2) AND P-2 (ASSIGNED TO UNIT 3), LIMITED COMMON ELEMENTS AS SET FORTH AND DEFINED IN THE AFORESAID DECLARATION.

Parcel 3:

UNIT 2 IN 2421 W. MADISON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 IN WILCOX SUBDIVISION OF THE EAST 5 ACRES OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, J. ANGE 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 0926010044 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Parcel 4:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN THE AFORESAID DECLARATION.

together with the tenements and appurtenances thereunto belonging, hereby releasing and waiving all rights under and by virtue of the Hernestead Exemption Laws of the State of Illinois. (This property does not constitute Homestead Property.)

SUBJECT TO: general real estate taxes not due and payable at the time of closing, building lines and building laws and ordinances, use of occupancy and restrictions, conditions and covenants of record, zoning laws and ordinances, public and utility easements which serve the premises, and public roads and highway:

Dated this 1 day of May, 2015.

HMMC, LLC

Michael W. Bradley, as attorney in fact for

Timothy J. Keefer, sole manager of HMMC,

LLC

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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 Michael W. Bradley, as attorney in fact for Timothy J. Keefer, sole manager of HMMC, LLC, an Illinois limited liability company, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposed therein set forth, including the colease and waiver of the right of homestead, pursuant to the authority given by the Operating Agreement of said limited liability company.

Given under my hand and official seal, this 7th day of May, 2015.

Commission expires: 08/05/8017 Haller Julius



My Commission Expire	le of Illinois Is Aug 5, 2017	Clen	T.O
REAL ESTATE TRANSF	ER TAX COUNTY:	11-May-2015 105.00	Offi
16 13 203 054 1001	ILLINOIS: TOTAL: 20150501684503	210.00 315.00 1-261-342-080	6

REAL ESTATE TRANSFER TAX		11-May-2015
	CHICAGO:	1,575.00
(Francis	CTA:	630.00
	TOTAL:	2,205.00
16-13-203-054-1001	20150501694502	0.400.045.040