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This document prepared by:

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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



Doc#: 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 3); 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, 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 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 Homestead 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 highways.

Dated this 1th day of May, 2015.

HMMC, LLC

*Timothy J. Keefer, sole manager
of HMMC LLC, by Michael W.
Bradley, as attorney in fact*
by Michael W. Bradley, as attorney in fact for
Timothy J. Keefer, sole manager of HMMC,
LLC

