



Doc#: 1513426023 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/14/2015 09:51 AM Pg: 1 of 3

**WARRANTY DEED**

The Grantor, COEN CONSTRUCTION CORP., an Illinois corporation, 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

1513426023 NAC(CTT) connect to f2

and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the board of said corporation, CONVEYS and WARRANTS to RYAN BAIRD and KIMBERLY BAIRD, husband and wife, of 1250 S. Michigan Ave., #1304, Chicago, IL 60605, not as Tenants In Common or Joint Tenants but as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook and State of Illinois to wit:

**SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as Tenants In Common or Joint Tenants but as TENANTS BY THE ENTIRETY, forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these present by its President and attested by its President on this 1<sup>st</sup> day of May, 2015.

PIN: 14-19-115-021-0000

COMMONLY KNOWN AS: 3842 N. DAMEN<sup>AVE.</sup>, UNIT 2, CHICAGO, IL 60618

COEN CONSTRUCTION CORP.,  
an Illinois corporation

By: Paul Coen  
PAUL COEN, President

CTT | Box 334

S   
P   
S   
SC   
INT

BOX 334 CTT

# UNOFFICIAL COPY

This Instrument Prepared By:

STEPHANIE A. ORZOFF  
1120 W. Belmont Ave.  
Chicago, IL 60657

Send subsequent tax bills to:

RYAN BAIRD  
KIMBERLY BAIRD  
3842 N. Damen  
Unit 2  
Chicago, IL 60618



MAIL TO:

ADRIENNE L. SHREFFLER  
4653 N. Milwaukee Ave.  
Chicago, IL 60630

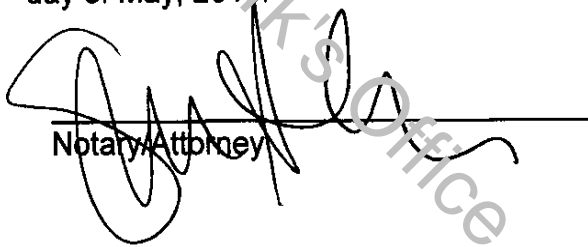
STATE OF ILLINOIS )

) SS:

COUNTY OF COOK )

The undersigned, a Notary Public and Attorney in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **PAUL COEN, President of COEN CONSTRUCTION CORP.,** an Illinois corporation, is 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 1<sup>st</sup> day of May, 2015.

  
Notary Attorney

My commission expires:



REAL ESTATE TRANSFER TAX 06-May-2015



COUNTY: 247.50  
ILLINOIS: 495.00  
TOTAL: 742.50

14-19-115-021-0000 | 20150401675689 | 0-031-118-720

REAL ESTATE TRANSFER TAX 06-May-2015



CHICAGO: 3,712.50  
CTA: 1,485.00  
TOTAL: 5,197.50

14-19-115-021-0000 | 20150401675689 | 1-900-541-312

**UNOFFICIAL COPY****LEGAL DESCRIPTION RIDER FOR DEED**

## PARCEL 1:

UNIT NUMBER 2 IN THE 3842 N. DAMEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 13 FEET OF LOT 6 AND THE NORTH 16 FEET OF LOT 7 IN OGDEN'S ESTATE, A SUBDIVISION OF BLOCK 13 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 THEREOF AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 THEREOF AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1432229029, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARK SPACE P-2 AND STORAGE SPACE S-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT NUMBER 1432229029.

**PIN:** 14-19-113-021-0000  
**COMMONLY KNOWN AS:** 3842 N. DAME<sup>AVE.</sup>N. UNIT 2, CHICAGO, IL 60618

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines on record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser, (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party wall rights and agreements (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY, AS THE PROPERTY WAS IMPROVED WITH A NEWLY CONSTRUCTED BUILDING.

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 EASEMENT 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.