



Doc#: 1513941016 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/19/2015 09:42 AM Pg: 1 of 3

**WARRANTY DEED**

The Grantor, **CHICAGO ELITE BUILDERS, INC.**, 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

SPT 1513941016 (CN) CTT another 1 of 2

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 **MELISSA WAID\***, of **2016 W. Huron, #2F, Chicago, IL 60612**, the following described real estate situated in the County of Cook and State of Illinois to wit:

*\* a single woman*

**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, forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these present by its President and attested by its President this 24<sup>th</sup> day of February 2015.

PIN:

13-35-408-001-0000

*SAINT AVE*

COMMONLY KNOWN AS:

1845 N. ~~ST.~~ LOUIS, UNIT 1855, CHICAGO, IL 60647

**CHICAGO ELITE BUILDERS, INC.**,  
an Illinois corporation

By:

SEAN WALSH, President

CTT Box 334

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# UNOFFICIAL COPY

This Instrument Prepared By:

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

Send subsequent tax bills to:

MELISSA WAID  
1845 N. ~~S.~~ <sup>W.</sup> Louis Ave.  
Unit 1855  
Chicago, IL 60647



MAIL TO:

PHILIP CHOW  
2323 S. Wentworth Ave.  
Chicago, IL 60616

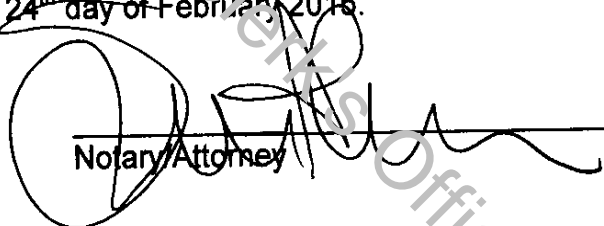
STATE OF ILLINOIS )

) SS.

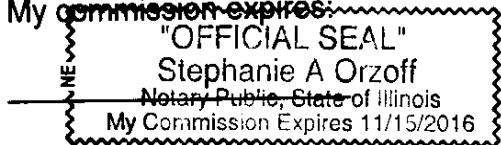
COUNTY OF COOK )



The undersigned, a Notary Public and Attorney in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **SEAN WALSH, President of CHICAGO ELITE BUILDERS, INC., 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 24<sup>th</sup> day of February, 2015.


  
Notary/Attorney

My commission expires:



REAL ESTATE TRANSFER TAX		12-May-2015
	COUNTY:	205.00
	ILLINOIS:	410.00
	TOTAL:	615.00

13-35-408-001-0000 | 20150201664289 | 1-860-717-952

REAL ESTATE TRANSFER TAX		12-May-2015
	CHICAGO:	3,075.00
	CTA:	1,230.00
	TOTAL:	4,305.00

13-35-408-001-0000 | 20150201664289 | 1-228-033-408

**UNOFFICIAL COPY****LEGAL DESCRIPTION RIDER FOR DEED****PARCEL 1:**

UNIT NUMBER 1855 IN THE 1845 N. ST. LOUIS ROWHOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND:

LOT 1 OF RESUBDIVISION OF LOTS 14 AND 15 IN BLOCK 8 IN SUBDIVISION OF BLOCKS 4 TO 9 IN SIMONS SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1501419126; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1855, YARD Y-1855 LIMITED COMMON ELEMENTS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1501419126.

**PIN:****13-35-408-001-0000****COMMONLY KNOWN AS:****1845 N. <sup>SAINT</sup> ~~ST.~~ LOUIS, <sup>AVE.</sup> UNIT 1855, CHICAGO, IL 60647**

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 of 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.