

# UNOFFICIAL COPY



WARRANTY DEED  
ILLINOIS STATUTORY  
(L.L.C. TO INDIVIDUAL)

Doc#: 1520526062 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/24/2015 12:54 PM Pg: 1 of 3

KAREN A. YARBROUGH

Property of Cook County Clerk's Office

THE GRANTOR, **3215 N. FRANCISCO LLC**, a Limited Liability Company, duly organized and validly 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to Michele Van Pelt an unmarried person  
\_\_\_\_\_  
\_\_\_\_\_  
of \_\_\_\_\_  
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

Address of Real Estate: UNIT(S) 3W  
3215-17 N. FRANCISCO AVENUE 3217 N. Francisco Ave.  
3234-36 N. ELSTON AVENUE  
CHICAGO, ILLINOIS 60618

P. I. N.: ~~13-24-323-008-0000~~ / 13-24-323-016-1018

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 9<sup>th</sup> day of July, 2015.

**3215 N. FRANCISCO LLC,**  
an Illinois Limited Liability Company

BY: Kyria Dajed  
Its Manager

*me*

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Krystyna Zejer, personally known to me to be the Manager of 3215 N. FRANCISCO LLC, and 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 as such Manager she signed and delivered the said instrument, pursuant to authority given by the Members of said company, as her free and voluntary act, and as the 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 9<sup>th</sup> day of July, 2015




*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC



*Mail To:*  
Brian Gryll  
6703 N. Cicero Ave.  
Lincolnwood, IL 60712

*Name and Address of Taxpayer:*

Michele Van Pelt  
Unit 3217-3W  
3515-17 N. Francisco Avenue  
3234-36 N. Elston Avenue  
Chicago, Illinois 60618

*Prepared By:*  
Steven E. Moltz  
LAW OFFICES OF  
STEVEN E. MOLTZ  
19 S. LaSalle St., Suite 900  
Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX		10-Jul-2015
	CHICAGO:	892.50
	ILL.	357.00
	<b>TOTAL:</b>	<b>1,249.50</b>
13-24-323-016-1018   20150701604798   1-507-134-336		

REAL ESTATE TRANSFER TAX		10-Jul-2015
	COUNTY:	59.50
	ILLINOIS:	119.00
	<b>TOTAL:</b>	<b>178.50</b>
13-24-323-016-1018   20150701604798   1-868-958-592		

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## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT 3217-3W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN FRANCISCO-ELSTON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0607910110, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 13-24-323-016-1018

Common Address: 3217 N. Francisco Ave., Unit 3217-3W, Chicago, IL 60618

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0607910110 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECT THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER; (I) EXISTING LEASES AND TENANCIES.

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 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.