

UNOFFICIAL COPY

1 of 2

**Warranty Deed
Statutory (ILLINOIS)
(Limited Liability Company
to Individual)**



Doc#: 1523155029 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/19/2015 03:26 PM Pg: 1 of 3

Property of Cook County Clerk's Office

PRECISION TITLE ATCA1689 JBell

THE GRANTOR(S) Armitage Development, LLC

an Illinois Limited Liability Company 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 the sum of (\$10) Ten DOLLARS, in hand paid, and pursuant to authority given by the Board of Managers of said Illinois Limited Liability Company, **CONVEYS** and **WARRANTS** to

Kenneth Payson Graves, a single man of the City of Chicago, County of Cook and the State of Illinois

all interest in the Real Estate described on the reserve side hereof situated in the County of Cook and the State of Illinois hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

See legal description attached hereto and incorporated herein.

SUBJECT TO: General real estate taxes for the year 2014 and subsequent years; covenants, conditions, and restrictions of record.


Permanent Index Numbers (PINS): 14-31-138-041-0000 and 14-31-138-042-0000

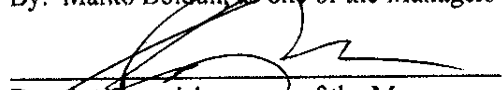
Address of Real Estate: 2140 W. Armitage Avenue, Unit 4W, Parking Space P-7, Storage Space S-5
Chicago, Illinois 60647

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Managers, Marko Boldun and Art Gurevich on this 18 day of August, 2015.

Impress
Corporate Seal
Here

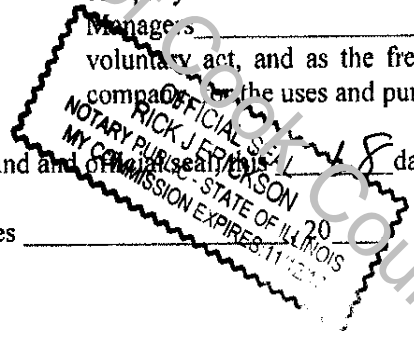

By: Marko Boldun, as one of the Managers

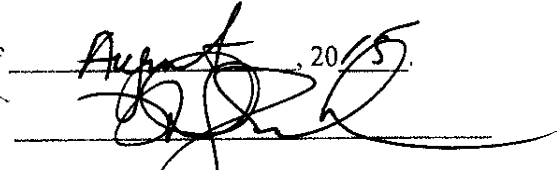

By: Art Gurevich, as one of the Managers

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that **Marko Boldun and Art Gurevich** known to me to be two (2) of the Managers/Members of **Armitage Development, LLC** an Illinois Limited Liability Company and personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as MGRS such they signed, sealed and delivered the said instrument and caused the corporate seal of the limited liability company to be affixed thereto pursuant to authority given by the Board of Managers of said limited liability company as their free and voluntary act, and as the free and voluntary act and deed of limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this 18 day of August, 2015.

Commission expires _____




NOTARY PUBLIC

This instrument was prepared by: Rick J. Erickson, 716 Lee Street, Des Plaines, Illinois 60016

~~MAIL TO:~~

~~Jay Collins
Attorney at Law
1300 W. Belmont, Suite 143
Chicago, Illinois 60657~~
Gary Adelman
15 Appletree
Dearfield
Illinois

MAIL TO and
SEND SUBSEQUENT TAX BILLS TO:

Kenneth Graves
2140 W. Armitage, Unit 4W
Chicago, Illinois 60647

OR

Recorder's Office Box No. _____

COUNTY – ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph E Section 4,
Real Estate Transfer Act.

Date: _____



Signature


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LEGAL DESCRIPTION FOR PROPERTY COMMONLY KNOWN AS:

PARCEL 1: UNIT 4W IN 2140 W. ARMITAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 45, 46 AND 47 IN BLOCK 10 IN E. L. SHERMAN'S ADDITION TO HOLSTEIN, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION RECORDED AS DOCUMENT 1516034095, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE P-7 AND S-5, LIMITED COMMON ELEMENTS, AS DEFINED AND SET FORTH IN EXHIBIT A OF SAID DECLARATION OF CONDOMINIUM AND SURVEY RECORDED AS DOCUMENT 1516034095.

REAL ESTATE TRANSFER TAX		19-Aug-2015	
		COUNTY:	322.50
		ILLINOIS:	645.00
		TOTAL:	967.50
14-31-138-042-0000 20150801617067 1-340-761-984			

REAL ESTATE TRANSFER TAX		19-Aug-2015	
		CHICAGO:	4,837.50
		CTA:	1,935.00
		TOTAL:	6,772.50
14-31-138-042-0000 20150801617067 1-580-865-408			

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said declaration were recited and stipulated at length herein.