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This Document Prepared By:
Law Offices of George J. Jasinski
7330 W college Drive, Suite 101
Palos Heights, IL 60463

Doc#: 1524410090 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/01/2015 03:29 PM Pg: 1 of 4

Mail Recorded Deed To:
Joel D. Halper, Esq.
10 S LaSalle Street
Suite 3500
Chicago, IL 60603

Mail Tax Bill To:
Dennis Tom
3950 N Hoyne Avenue
Apt. 1N
Chicago, IL 60618

WARRANTY DEED

THE GRANTOR: HOYNE DEVELOPMENT, LLC, a 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 Ten and no/00 (10.00) Dollars, in hand paid, and pursuant to authority given by the Board of Directors of said corporation,

FIDELITY NATIONAL TITLE 0615018039 1P2

CONVEY(S) AND WARRANT(S) unto: DENNIS TOM AND GILLIAN RACHEL FRIEDMAN, husband and wife, 3950 N Hoyne Avenue, Unit 1N, Chicago, Illinois, not as Joint Tenants or Tenants in Common, but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF.

“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 AFORESAID, 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.”

BOX 15

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EXHIBIT A

Order No.: OC15018639

For APN/Parcel ID(s): 14-19-105-034-0000

For Tax Map ID(s): 14-19-105-034-0000

Parcel 1:

Units 1N and G5 in the 3950 N. Hoyne Condominiums as delineated on a survey of the following described real estate:

That part of lots 1, 2, 3, 4, 5, and 6 (except the west 13 feet thereof), taken as a tract, described as follows: commencing at the northeast corner of said Lot 1 and running thence south along the east line of said tract, 27.0 feet to the point of beginning; thence westerly parallel with the north line of said tract, 122.25 feet; thence southerly parallel with the east line of said tract, 49.67 feet; thence easterly parallel with said north line of said tract, 122.25 feet to the east line of said tract; thence north along the east line of said tract, 49.67 feet to the point of beginning, all in the subdivision of block 7 in executors of W.E. Jones Subdivision of Section 19, Township 40 north, Range 14 east of the Third Principal Meridian (except the southwest quarter of the northeast quarter and the southeast quarter of the northwest quarter and the east half of the southeast quarter of said section), in Cook County, Illinois.

Which survey is attached to the Declaration of Condominium recorded May 29, 2015 as document 1514929069, together with its undivided percentage interest in the common elements

Parcel 2:

A nonexclusive easement for the benefit of Parcel 1 as created by Private Alley Easement Agreement dated July 22, 2013 and recorded July 25, 2013 as document 1320613010 for the purpose of ingress and egress over the following described land:

That part of the following described parcel lying south of the north 27 feet of said parcel, described as follows: that part of lots 1, 2, 3, 4, 5, and 6 (except the west 13 feet thereof), taken as a tract, described as follows: commencing at the Northeast corner of said Lot 1 and running thence south along the east line of said tract, 27.0 feet; thence westerly, parallel with the north line of said tract, 122.25 feet to the point of beginning; thence southerly, parallel with the east line of said tract, 76.34 feet; thence westerly, parallel with said north line of said tract, 6.00 feet; thence southerly, 21.66 feet to the south line of said tract, thence westerly, along south line of said tract, 16.00 feet to the west line of said tract; thence north along the west line of said tract, 98.00 feet; thence east, parallel to the north line of said tract, 22.00 feet to the point of beginning, all in the Subdivision of Block 7 in Ogden's Subdivision of Block 7 in Section 19, Township 40 north, Range 14 east of the Third Principal Meridian (except the southwest quarter of the northeast quarter and the southeast quarter of the northwest quarter and the east half of the southeast quarter of said section), in Cook County, Illinois.

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TO HAVE AND TO HOLD said premises as husband and wife, not at Joint Tenants or Tenants in Common but as **TENANTS BY THE ENTIRETY** forever.

Permanent Index No.: 14-19-105-034-0000 (affects underlying land)


Address of Real Estate: 3950 North Hoyne Avenue, Apt. 1N, and Garage G5
Chicago, Illinois 60618

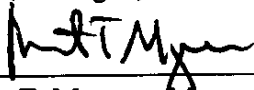
In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Members, this 20 day of August, 2015.

HOYNE DEVELOPMENT, LLC

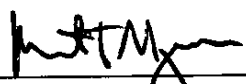
MANAGER

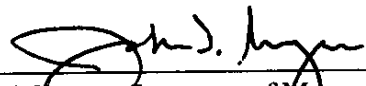
J & B MANGAN, LLC, Manager of Hoyne Development, LLC

By: 
John W. Mangan, Member of J & B Mangan, LLC

By: 
Robert T. Mangan, Manager of J & B Mangan, LLC

MANGAN DEVELOPMENT, INC., Member of Hoyne Development, LLC

By: 
Robert T. Mangan, President of Mangan Development, Inc.

By: 
John W. Mangan, Secretary of Mangan Development, Inc.

REAL ESTATE TRANSFER TAX 21-Aug-2015



COUNTY: 451.00
ILLINOIS: 902.00
TOTAL: 1,353.00

14-19-105-034-0000 | 20150701611335 | 0-434-263-936

REAL ESTATE TRANSFER TAX 21-Aug-2015



CHICAGO: 6,785.00
CTA: 2,706.00
TOTAL: 9,471.00

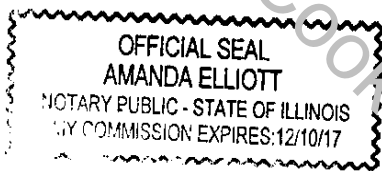
14-19-105-034-0000 | 20150701611335 | 1-416-468-352

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **ROBERT T. MANGAN**, Manager of J & B Mangan, LLC, Manager of Hoyne Development, LLC and personally known to me to be the member or designated agent of the limited liability company that executed the said instrument as member or designated agent of the limited liability company and caused the seal of said limited liability company to be affixed thereto, pursuant to authority, given by the Members of said limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute this Declaration of Condominium Ownership and in fact executed the Declaration of Condominium Ownership on behalf of the limited liability company.

Given under my hand and official seal, this 20 day of Aug, 2015.

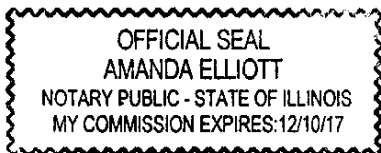


[Signature]
NOTARY PUBLIC

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **JOHN W. MANGAN**, Member of J & B Mangan, LLC, Manager of Hoyne Development, LLC and personally known to me to be the member or designated agent of the limited liability company that executed the said instrument as member or designated agent of the limited liability company and caused the seal of said limited liability company to be affixed thereto, pursuant to authority, given by the Members of said limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute this Declaration of Condominium Ownership and in fact executed the Declaration of Condominium Ownership on behalf of the limited liability company.

Given under my hand and official seal, this 20 day of Aug, 2015.



[Signature]
NOTARY PUBLIC