



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(LLC to Individual)



15254410200

Doc#: 1525441020 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/11/2015 11:01 AM Pg: 1 of 4

10/4
m
LP CN
15CR5507840

Property of Cook County Clerk's Office

THE GRANTOR, JM & PM Properties, 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said company, CONVEY(S) and WARRANT(S) to Howard Newman and Marilyn Newman, Husband and Wife, as Joint Tenants with Right of Survivorship (GRANTEE'S ADDRESS) 6049 Outpost Rd, Sylvania, OH 43560 of the County of Lucas, the following described 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

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions and restrictions of record, including the Declaration of Covenants, Conditions, restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction within 30 days post-closing.

Permanent Real Estate Index Number(s): 14-18-313-051-1002 affects land and other property
Address(es) of Real Estate 4245 N. Lincoln Ave #2, Chicago, IL 60618

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this 22nd day of July, 2015.

JM & PM Properties, LLC, an Illinois Limited Liability Company

By John McNaughton
John McNaughton
Manager

S
P
S
S
SC
INT

REAL ESTATE TRANSFER TAX		26-Aug-2015	
	COUNTY:	238.75	
	ILLINOIS:	477.50	
	TOTAL:	716.25	

14-18-313-051-1002 | 20150701609714 | 1-150-064-512

REAL ESTATE TRANSFER TAX		26-Aug-2015	
	CHICAGO:	3,581.25	
	CTA:	1,432.50	
	TOTAL:	5,013.75	

14-18-313-051-1002 | 20150701609714 | 0-076-322-688

BOX 334 CTI

me

UNOFFICIAL COPY

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 John McNaughton, personally known to me to be the Manager of the JM & PM Properties, LLC, an Illinois Limited Liability Company, appeared before me this day in person and severally acknowledged that as such Manager signed and delivered the said instrument and caused the company seal of said company to be affixed thereto, pursuant to authority given by the Board of Directors of said company, as their 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 29rd day of July, 2015.



Renata Ponikiewska (Notary Public)

Prepared By: Daniel G. Lauer (Attorney at Law)
1424 W. Division St.
Chicago, IL 60642

Mail To:

Lisa J. Saul Esq.
24 West Erie Suite 4A
Chicago, IL 60654

Name & Address of Taxpayer:

Howard Newman and Marilyn Newman
4245 N. Lincoln Ave #2,
Chicago, IL 60618

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT 'A'

PARCEL 1:

UNIT 2 IN THE 4245 NORTH LINCOLN CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 36 IN JASPERS MANS SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 3 IN WILLIAM B. OGDENS SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 21, 2015 AS DOCUMENT NUMBER 1520229090, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, S-2 AND R-2, LIMITED COMMON ELEMENTS AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED JULY 21, 2015 AS DOCUMENT NUMBER 1520229090.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

GRANT, RESERVATION AND PROVISIONS

GRANTOR ALSO HEREBY GRANTS TO GRANTEE(S), AND THE SUCCESSORS AND ASSIGNS OF GRANTEE(S), 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.

PROPERTY OF COOK COUNTY CLERK'S OFFICE