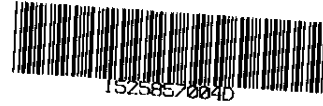


# UNOFFICIAL COPY



Doc#: 1525857004 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/15/2015 08:58 AM Pg: 1 of 3

## WARRANTY DEED ILLINOIS STATUTORY

40019705  
1/2 (9-4)  
GIT

THE GRANTOR, 3940-42 ASHLAND, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to MATTHEW DAGES and SHANNON FISH, as Joint Tenants, all interest in 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**

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 3940 North Ashland 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; and (vii) acts done or suffered by Purchaser, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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 reciting and stipulated at length herein.

There were no tenants as this is new construction.

Permanent Real Estate Index Numbers: 14-19-208-024-0000  
14-19-208-025-0000

Address of Real Estate: 3940 North Ashland Avenue, Unit 2S, Chicago, Illinois 60613

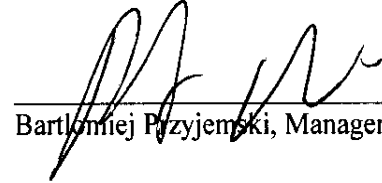
3

# UNOFFICIAL COPY

Dated this 21<sup>st</sup> day of August, 2015.

**SELLER:**

**3940-42 ASHLAND, LLC,**  
an Illinois limited liability company

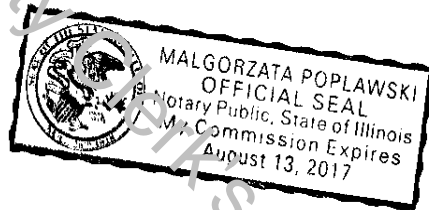
By:   
Bartłomiej Przyjemski, Manager

STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF COCK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Bartłomiej Przyjemski**, Manager of **3940-42 ASHLAND, LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the forgoing 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21<sup>st</sup> day of August, 2015.


  
Notary Public





**Prepared By:**  
Lauren S. Kavanaugh, Esq.  
Fuchs & Roselli, Ltd.  
440 West Randolph Street, Suite 500  
Chicago, Illinois 60606

**Mail To:**  
Aaron Minkus, Esq.  
Law Office of Aaron Minkus  
203 North LaSalle Street, Suite 2104  
Chicago, Illinois 60601

**Name & Address of Taxpayer:**  
Matthew Dages  
Shannon Fish  
3940 North Ashland Avenue, Unit 2S  
Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX		02-Sep-2015
	<b>CHICAGO:</b>	3,750.00
	<b>CTA:</b>	1,500.00
	<b>TOTAL:</b>	5,250.00
14-19-208-025-0000   20150801621621   0-335-968-128		

REAL ESTATE TRANSFER TAX		02-Sep-2015
	<b>COUNTY:</b>	250.00
	<b>ILLINOIS:</b>	500.00
	<b>TOTAL:</b>	750.00
14-19-208-025-0000   20150801621621   1-890-924-416		

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1:

UNIT 2S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3940 NORTH ASHLAND CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1523910057, IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P-5, AND STORAGE SPACE NO. S-2, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PIN: 14-19-208-024-0000  
14-19-208-025-0000

ADDRESS: 3940 North Ashland Avenue, Unit 2S, Chicago, Illinois 60613

Property of Cook County Clerk's Office